



MPN
CONSULTING

Civil Engineering Report

Yarrabilba Town Centre Major Centre Core RAL 1

Date 27 November 2025

Prepared by

MPN Consulting Pty Ltd

Level 4, Building 3, Kings Row Office Park
42 McDougall Street, Milton, Qld, 4064

mpnc.au



Revision Status

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Client: Stockland
Site Address: Corner of Yarrabilba Drive and Wentland Avenue, Yarrabilba.
Report Title: Civil Engineering Report

Document Control

Version	Date	Author	Reviewer	Approved	RPEQ
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1 > Executive Summary

This report has been commissioned by Stockland to support the Development Application for the proposed RAL 1 application for the Yarrabilba Town Centre Major Centre Core Precinct.

The Town Centre is located within Precinct 7 of the Yarrabilba Masterplan and is subject to compliance with the Yarrabilba Priority Area Development Scheme and Town Centre Area context plan.

This report addresses the following engineering aspects at the concept design level:

- Topography
- Stormwater
- Water
- Sewer
- Roadworks
- Earthworks
- Electricity and Telecommunications
- Gas
- Codes.



2 > Purpose

This Civil Engineering Report has been prepared to support the Development Application for the proposed RAL 1 application for the Yarrabilba Town Centre Major Centre Core Precinct.

3 > Introduction

3.1 Project Description

Stage 1 of the Centre Core of the Yarrabilba Town Centre is located on the corner of Yarrabilba Drive and Wentland Avenue and is in the south east of the overall Town Centre Precinct.

The major retail centre will be located on Lot 1 in the south eastern corner of RAL 1 with lots 2-5 located to the north and west of the major retail lot.

Lot 5 is partially encumbered by the Powerlink easement which runs along the northern extent of Lot 5.

The RAL 1 subdivision will be graded to align with the masterplan design intents for water, sewer and stormwater with new public roads constructed through RAL 1 to connect with Yarrabilba Drive on the east and Wentland Avenue to the south.

The intersections with the major roads will be signalised with the internal intersections of the new public roads being priority controlled or signalised.

The master lots will be subject to future applications for development.

The proposed stage 1 Centre Core lot layout is depicted on the lot layout plan prepared by RPS Group attached in Appendix A, with excerpt below.

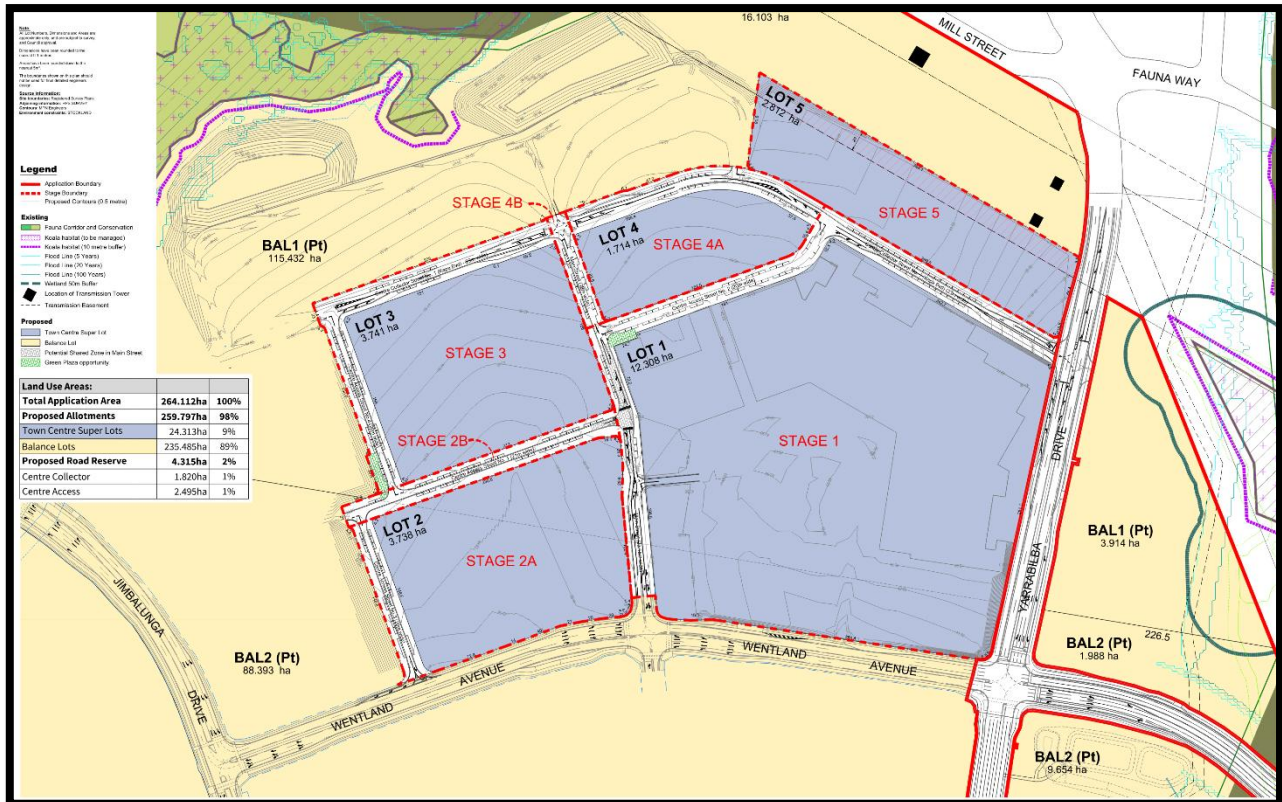


Figure 1 – Site Layout Plan



4.2 Topography and Existing Site Drainage

The site is currently vacant with sparse grass cover. Minor earthworks have been undertaken across the site under a previous approval and Wentland Avenue to the south is currently under construction.

The site generally slopes from the south western corner of RAL 1 towards the north and south east

Stormwater runoff from the site sheet flows across the site into the open space to the north of RAL 1 and to the east into the Yarrabilba Drive drainage system.

5 > Site Data

Site data has been obtained from the following sources of information:

- Bureau of Meteorology (BOM)
- Before You Dig Australia (BYDA)
- Discussions with relevant authorities
- Existing development and masterplan approvals
- Survey plans
- Logan City Council (LCC)
- Relevant reports
- Satellite imagery.
- As Constructed Plans



6 > Stormwater

The proposed development will require the construction of a new pit and pipe network within the new roadways and future developments areas to capture runoff from the master lots and road network and convey to the discharge locations in accordance with the Total Water Cycle Management Infrastructure Masterplan and Stormwater Infrastructure Masterplan.

The RAL1 area is split into two stormwater drainage catchments with catchment 1 draining to the south east and catchment 2 draining to the north.

Minor flows from the catchment 1 will be captured internally and conveyed to the stormwater connection points in Wentland Avenue and Yarrabilba Drive before discharging to the stormwater treatment system located to the south east of the intersection of Wentland Avenue and Yarrabilba Drive. Major flows from Catchment 1 will flow overland through the RAL1 area into the external road network where it will be conveyed into the creek system to the south east of the site.

Minor flows from catchment 2 will be captured internally and conveyed via the new road drainage network to the proposed stormwater treatment systems to the north of RAL1 neighbouring the creek/overland flow network. Major flows will be conveyed through the new road system to the north into the creek/overland flow network.

A site-based Stormwater Quality Management Plan has been prepared by Design Flow for the proposed development and will be lodged under separate cover.

The stormwater layout for the development is depicted on MPN Plans 10467-DA.11 to DA.13 to attached in Appendix B.

7 > Water Supply

Inspection of the water network from As Constructed plans, masterplan assessments, Site Survey data and BYDA Plans indicates the following services in the vicinity of the site:

- An existing 450mm dia trunk water main running along Yarrabilba Drive.
- A 200mm dia trunk water main currently under construction in Wentland Avenue to the south of the site.

It is proposed to provide connections to the 450mm watermain and the 200mm watermain for the new reticulation network for the development of RAL1. A PRV will be provided at the connection to the 450mm main for the new reticulation network.



The watermain through RAL1 will be 150mm mains which will service the RAL1 allotments. Each allotment will connect to the new reticulation mains under future development applications.

The internal and masterplan water network has been assessed by Stantec with modelling and reporting showing there is sufficient capacity in the existing network to service the proposed Centre Core RAL1 of the Town Centre.

The existing and proposed water infrastructure in the vicinity of the site is shown on MPN Plans 10467–DA.11 to DA.13 to attached in Appendix B.

8 > Sewer

Inspection of the sewer network from As Constructed Plans, masterplan assessments, Site Survey data and BYDA Plans indicate the following services in the vicinity of the site:

- An existing 225mm dia. Trunk sewer main located on Wentland Avenue to the south east of the site.
- An existing 225mm dia. Trunk sewer main located within the open space to the north of the site.

A new internal sewer network will be constructed along the internal roadways to provide service to the master lots. The sewer will be split into two catchments with catchment 1 of the sewer draining to the south east and catchment 2 draining to the north. The catchment areas and extents have been defined by the masterplan modelling with the internal network designed to ensure that the existing sewer network is not overloaded by the proposed RAL1.

The internal and masterplan sewer network has been assessed by Stantec with modelling and reporting showing there is sufficient capacity in the existing network to service the proposed Centre Core RAL1 of the Town Centre.

The existing and proposed sewer infrastructure in the vicinity of the site is shown on MPN Plans 10467–DA.11 to DA.13 to attached in Appendix B.



9 > Roadworks

The proposed RAL1 development require the design and construction of a new internal road network in accordance with the Movement Infrastructure Masterplan. The new internal roads will be accessed via new signalised intersections from Yarrabilba Drive and Wentland Avenue, along with a left in left out access on the western extent of RAL1 to Wentland Avenue.

Internal roads within the proposed residential subdivision are proposed to be constructed as centre collectors and centre access roads modified to suit the RAL1 development with road reserve widths varying from 23m to 19m.

The modified cross sections will include spatial allowances for car parking and public transport infrastructure.

The Traffic Impact Assessment has been undertaken by SLR Consulting and also further discusses the intersection forms and requirements.

All roadworks will be designed and constructed in accordance with the relevant EDQ / Logan City Council and Australian Standards.

The existing and proposed road infrastructure along with the intersection functional layouts are shown on MPN Plan 10467-DA.05 to DA.10 with the road cross sections shown on DA.14 in Appendix B.



10 > Earthworks

The proposed development will involve earthworks to construct new roads, allotment pads and grading, stormwater basins along with trenching for underground services and utilities. The earthworks designs will comply with the Earthworks Instructure Masterplan as part of the Precinct 7 Context Plan.

The design and construction of earthworks will be undertaken in accordance with AS3798 – Guidelines on Earthworks for Commercial and Residential Developments.

The site will be graded to provide a level pad for the Lot 1 retail site with the remaining allotments graded to suit the sewer and stormwater catchment requirements. The site will be cut and filled to provide the design levels and grades with excess materials exported to other areas within the Yarrabilba development. It is not anticipated that site material will be exported outside of the Yarrabilba masterplan.

A geotechnical investigation across the Town Centre has been undertaken by Pacific Geotechnical which has advised that site materials encountered include fill and natural sands, clays and weathered sandstone. These materials are suitable for reuse on site and will be used as fill across the overall Town Centre area.

The soils have been noted to be dispersive and as such will require dispersive soils management as part of any future earthworks activities.

Lot 1 will have future retaining interfaces to both Wentland Avenue and Yarrabilba Drive due to the grading of the existing roads and the requirement to provide a level future retail pad. Lots 2–5 will be graded to follow the roads and will be subject to future earthworks under future applications.

Any excavated material not suitable for filling, will be removed from the site and disposed of appropriately in approved fill.

All the filling operations will be completed under Level 1 supervision.

The site is located above RL 5.0m, the development would not be subject to the State Planning Policy July 2017 and consequently there is no requirement for an Acid Sulfate Soil investigation to be undertaken as part of the Development Application.

Preliminary earthworks plans are included in MPN plan 10467 – DA.01 to DA.04 with earthworks sections on DA.14 to DA.15 attached in Appendix B.



11 > Electricity and Communications

The proposed development will be serviced for electricity and telecommunications from the existing underground infrastructure in Yarrabilba Drive and future infrastructure in Wentland Avenue. All works will be undertaken in accordance with the appropriate authority and Australian Standards.

The RAL1 servicing strategy has been reviewed by ERDS to ensure the site can be adequately serviced for the future uses including requirements for substations and transformers.

The existing NBN and Energex underground infrastructure in the vicinity of the site is shown in the BYDA plans attached in Appendix C and D respectively.

12 > Gas

There are gas mains in close proximity to the site. If gas is required to service the development, APA can be contacted to arrange a connection to the site.

The existing gas underground infrastructure in the vicinity of the site is shown in the BYDA plans attached in Appendix E.



13 > Conclusion

This Civil Engineering Report demonstrates the proposed development will be adequately serviced by stormwater, sewer, water, electrical, communications and gas services. The connections will be undertaken in accordance with the requirements of the relevant authorities.

It is proposed to provide connections to the 450mm watermain and the 200mm watermain for the new reticulation network for the development of RAL1. A PRV will be provided at the connection to the 450mm main for the new reticulation network.

The watermains through RAL1 will be 150mm mains which will service the RAL1 allotments. Each allotment will connect to the new reticulation mains under future development applications.

New water meters to service each lot will be installed off the proposed new water mains as part of any future development.

A new internal sewer network will be constructed along the internal roadways to provide service to the master lots. The sewer will be split into two catchments with catchment 1 of the sewer draining to the south east and catchment 2 draining to the north. The catchment areas and extents have been defined by the masterplan modelling with the internal network designed to ensure that the existing sewer network is not overloaded by the proposed RAL1.

The proposed RAL1 development require the design and construction of a new internal road network in accordance with the Movement Infrastructure Masterplan. The new internal roads will be accessed via new signalised intersections from Yarrabilba Drive and Wentland Avenue, along with a left in left out access on the western extent of RAL1 to Wentland Avenue.

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The modified cross sections will include spatial allowances for car parking and public transport infrastructure.

All roadworks will be designed and constructed in accordance with the relevant EDQ/ Logan City Council and Australian Standards

The site will be graded to provide a level pad for the Lot 1 retail site with the remaining allotments graded to suit the sewer and stormwater catchment requirements. The site will be cut and filled to provide the design levels and grades with excess materials exported to other areas within the Yarrabilba development. It is not anticipated that site material will be exported outside of the Yarrabilba masterplan.



A geotechnical investigation across the Town Centre has been undertaken by Pacific Geotechnical which has advised that site materials encountered include fill and natural sands, clays and weathered sandstone. These materials are suitable for reuse on site and will be used as fill across the overall Town Centre area.

The soils have been noted to be dispersive and as such will require dispersive soils management as part of any future earthworks activities.

Lot 1 will have future retaining interfaces to both Wentland Avenue and Yarrabilba Drive due to the grading of the existing roads and the requirement to provide a level future retail pad. Lots 2-5 will be graded to follow the roads and will be subject to future earthworks under future applications.

The proposed development will be serviced for electricity and telecommunications from the existing underground infrastructure in Yarrabilba Drive and future infrastructure in Wentland Avenue. All works will be undertaken in accordance with the appropriate authority and Australian Standards.

The RAL1 servicing strategy has been reviewed by ERDS to ensure the site can be adequately serviced for the future uses including requirements for substations and transformers.

There are gas mains in close proximity to the site. If gas is required to service the development, APA can be contacted to arrange a connection to the site.

14 > Limitations of Report

MPN have prepared this report to support the Development Application for the Centre Core RAL1 of the Yarrabilba Town Centre on land located at the corner of Yarrabilba Drive and Wentland Avenue, Yarrabilba. This report is provided for the exclusive use of Stockland for this specific project and its requirements. It should not be used by or relied upon by a third party and MPN accepts no responsibility for the use of this report by any party other than Stockland.



Appendix A. Lot Layout

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.
Source Information:
Site boundaries: Registered Survey Plans.
Adjoining information: RPS SURVEY
Contours: MPN Engineers
Environment constraints: STOCKLAND

Legend

- Application Boundary
Stage Boundary
Proposed Contours (0.5 metre)

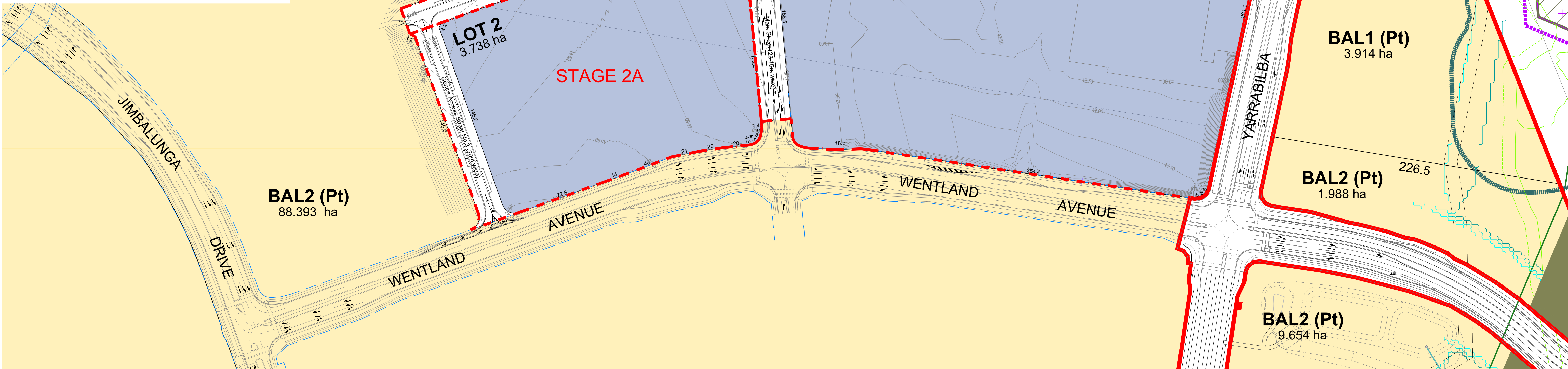
Existing

- Fauna Corridor and Conservation
Koala habitat (to be managed)
Koala habitat (10 metre buffer)
Flood Line (5 Years)
Flood Line (20 Years)
Flood Line (100 Years)
Wetland 50m Buffer
Location of Transmission Tower
Transmission Easement

Proposed

- Town Centre Super Lot
Balance Lot
Potential Shared Zone in Main Street
Green Plaza opportunity

Land Use Areas:		
Total Application Area	264.112ha	100%
Proposed Allotments	259.797ha	98%
Town Centre Super Lots	24.313ha	9%
Balance Lots	235.485ha	89%
Proposed Road Reserve	4.315ha	2%
Centre Collector	1.820ha	1%
Centre Access	2.495ha	1%



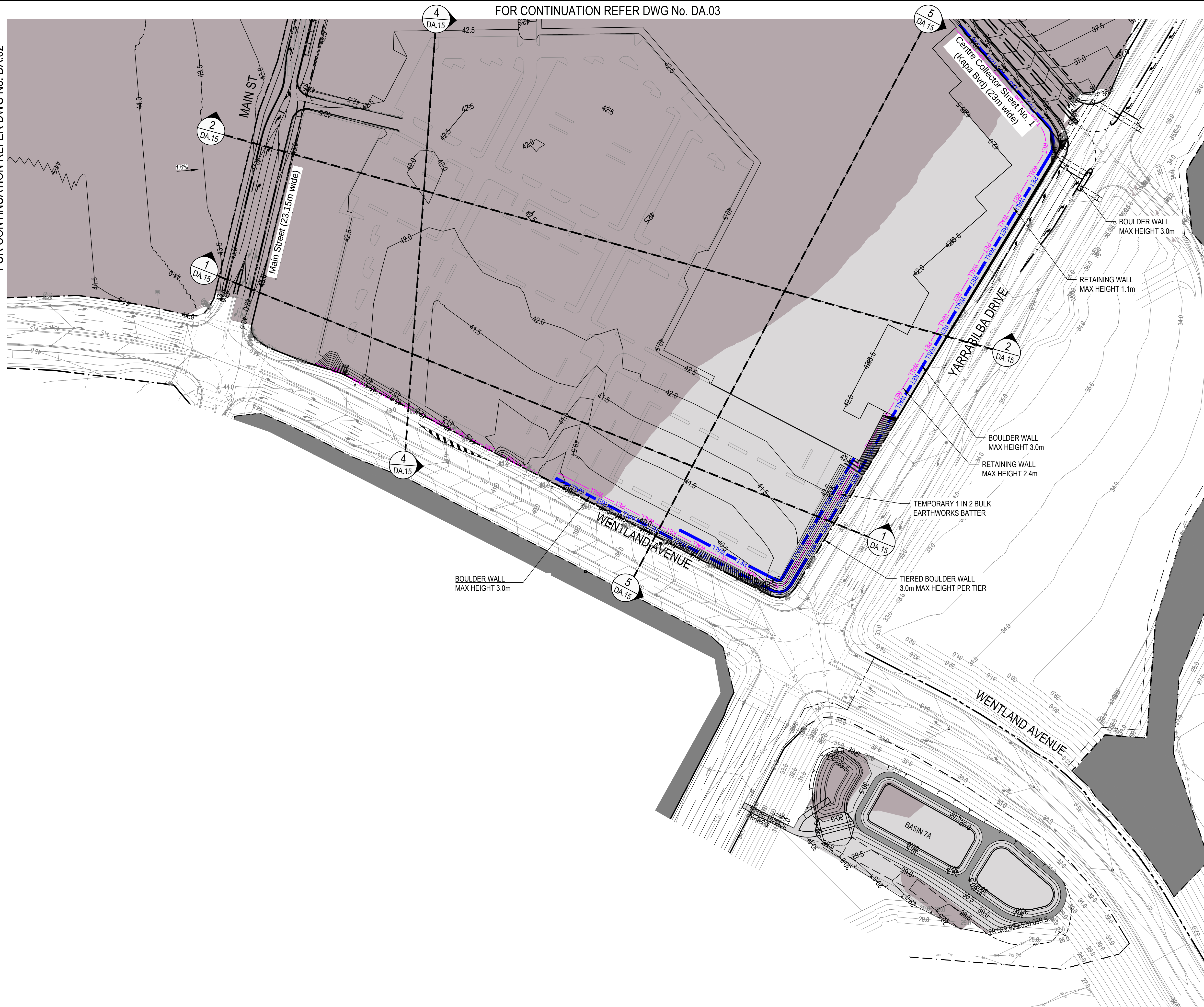


Appendix B. MPN Plans



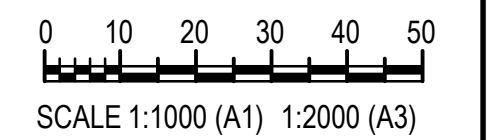
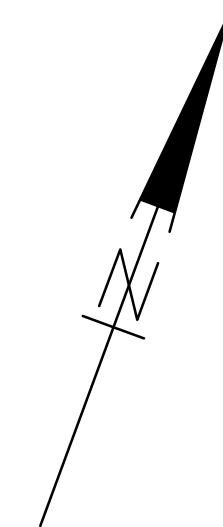
FOR CONTINUATION REFER DWG No. DA.02

FOR CONTINUATION REFER DWG No. DA.03



EXISTING	LEGEND	PROPOSED
	PROPERTY BOUNDARY	
	STAGE BOUNDARY	
	CONTOUR	
	BUILDING	
	CONCRETE	
	EDGE OF BITUMEN	
	KERB	
	KERB AND CHANNEL	
	STORM WATER MAIN	
	WATER MAIN	
	SEWER MAIN	
	TELECOMMUNICATIONS	
	O/H ELECTRICITY	
	FENCE	
RET WALL	BOULDER WALL	RET WALL
	RETAINING WALL	RET WALL
	TOP OF BATTER	
	TOE OF BATTER	
	SWALE DRAIN	
	KOALA HABITAT 10m BUFFER	
	15m WATERWAY BUFFER	
	CONSERVATION BUFFER	
	EDGE KOALA HABITAT	
	BOREHOLE	BH1
	CUT AREA	
	FILL AREA	

NOTE: CONTOURS ARE 0.5m INTERVALS



B	26.11.25	FOR APPROVAL				DG	LS		
A	14.11.25	PRELIMINARY				DG	LS		
ISSUE	DATE	AMENDMENT				BY	APP		

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 **MPN**
CONSULTING

ABN: 39 062 191 799
P: 61 7 3335 4555
E: solutions@mpnc.au
Level 4, Building 3,
Kings Row Office Park,
42 McDouall Street, Milton, QLD, 4064

CLIENT:  Stockland

**YARRABILBA TOWN CENTRE
MAJOR CENTRE CORE**
STAGE 1 RAL PLAN
YARRABILBA DRIVE

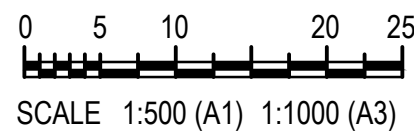
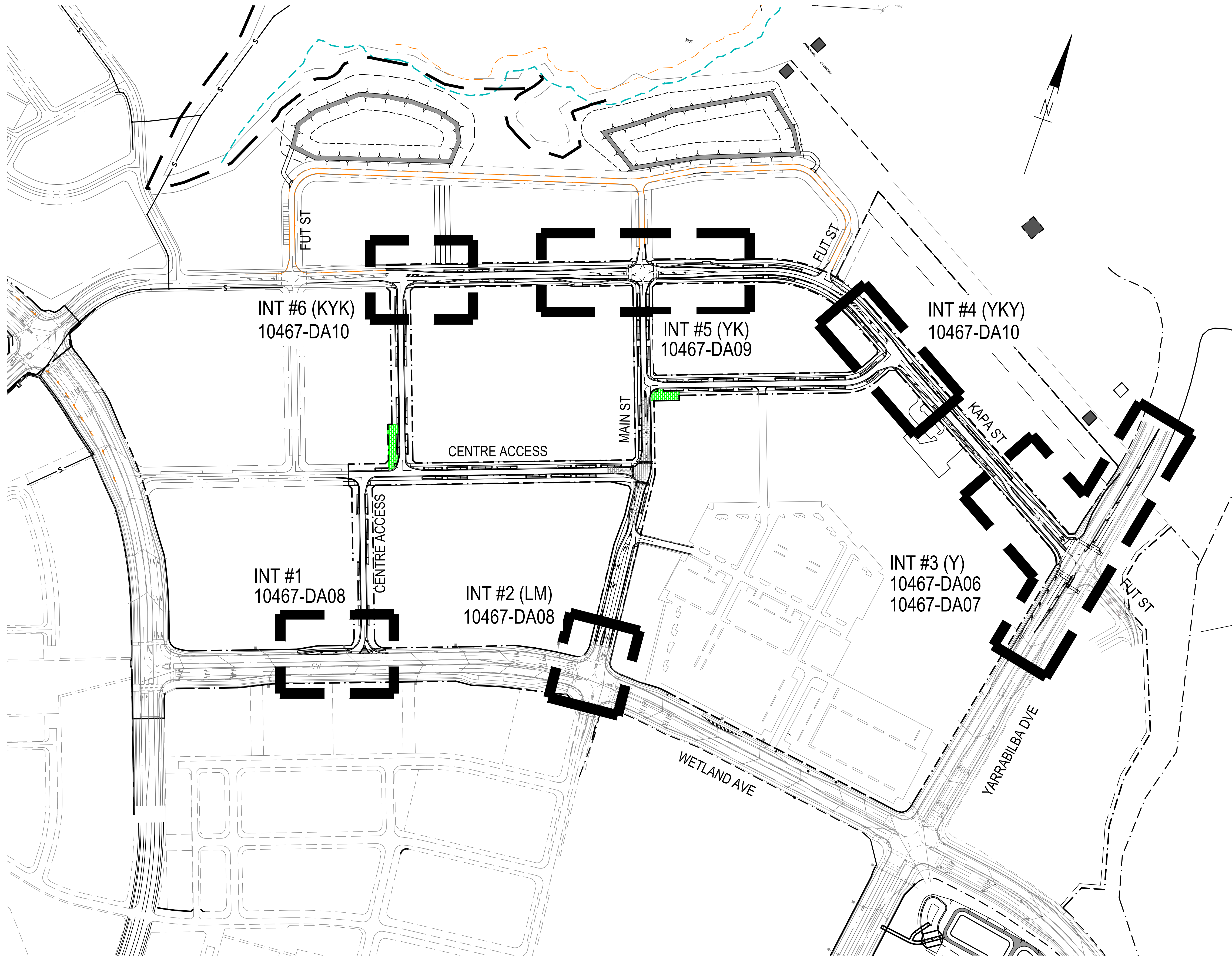
**BULK EARTHWORKS PLAN
SHEET4**

DESIGN: DG	DRAWN: DG	SCALES: AS SHOWN
CHKD:	APPRD:	DATE:

mpn JOB 10467	DRAWING No. DA.04	REV B
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CONSULTING

ABN: 39 062 191 799
P: 61 7 3335 4555
E: solutions@mpnc.au
Level 4, Building 3,
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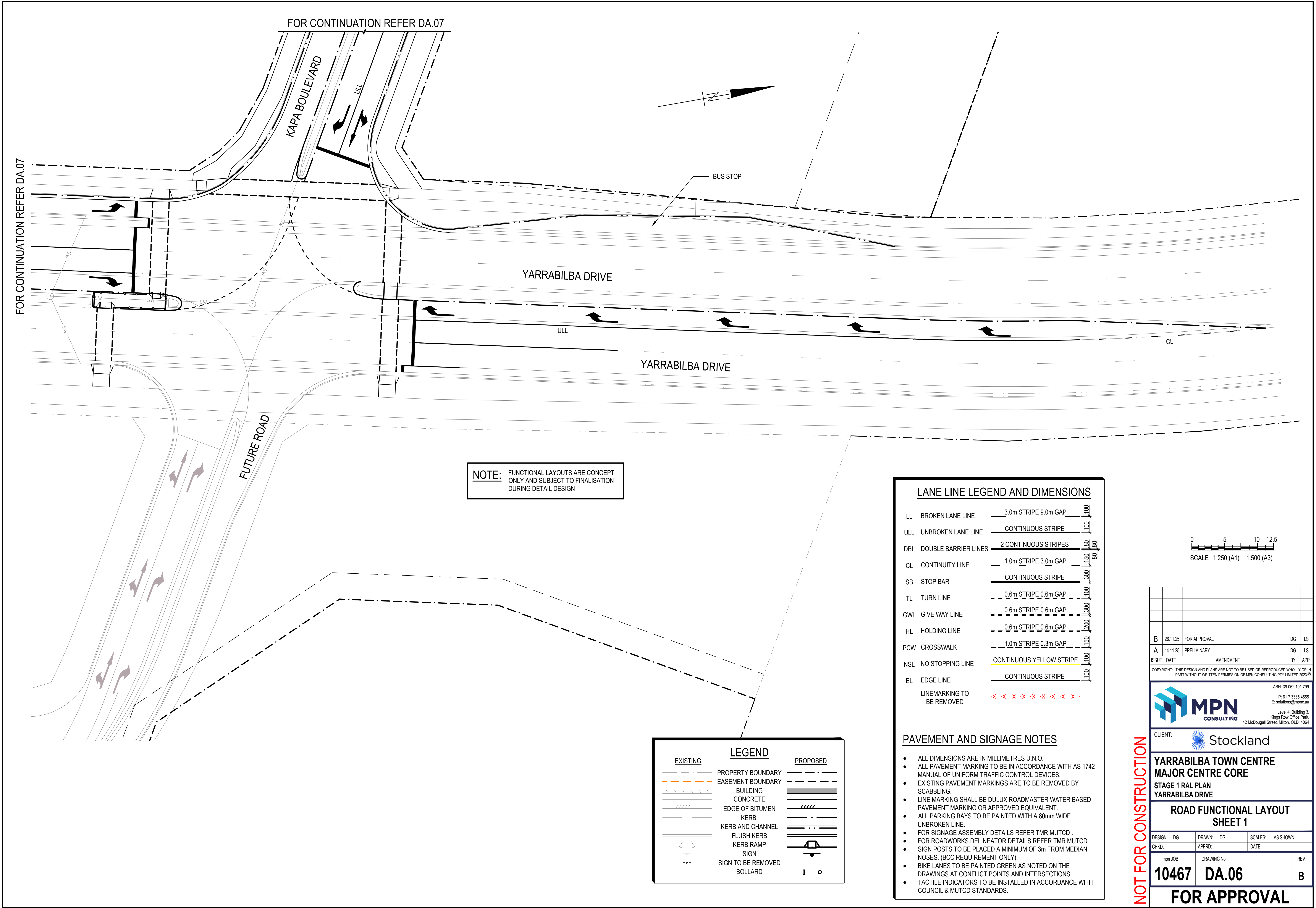
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INDEX SHEET**

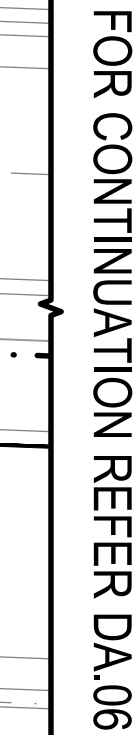
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10467	DA.05	B

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LANE LINE LEGEND AND DIMENSIONS

Code	Description	Diagram	Width (m)
LL	BROKEN LANE LINE		3.0m STRIPE 9.0m GAP
ULL	UNBROKEN LANE LINE		CONTINUOUS STRIPE
DBL	DOUBLE BARRIER LINES		2 CONTINUOUS STRIPES
CL	CONTINUITY LINE		1.0m STRIPE 3.0m GAP
SB	STOP BAR		CONTINUOUS STRIPE
TL	TURN LINE		0.6m STRIPE 0.6m GAP
GWL	GIVE WAY LINE		0.6m STRIPE 0.6m GAP
HL	HOLDING LINE		0.6m STRIPE 0.6m GAP
PCW	CROSSWALK		1.0m STRIPE 0.3m GAP
NSL	NO STOPPING LINE		CONTINUOUS YELLOW STRIPE
EL	EDGE LINE		CONTINUOUS STRIPE
LINEMARKING TO BE REMOVED			X X X X X X X X X X

PAVEMENT AND SIGNAGE NOTES

- ALL DIMENSIONS ARE IN MILLIMETRES U.N.O.
- ALL PAVEMENT MARKING TO BE IN ACCORDANCE WITH AS 1742 MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- EXISTING PAVEMENT MARKINGS ARE TO BE REMOVED BY SCABBING.
- LINE MARKING SHALL BE DULUX ROADMASTER WATER BASED PAVEMENT MARKING OR APPROVED EQUIVALENT.
- ALL PARKING BAYS TO BE PAINTED WITH A 80mm WIDE UNBROKEN LINE.
- FOR SIGNAGE ASSEMBLY DETAILS REFER TMR MUTCD .
- FOR ROADWORKS DELINEATOR DETAILS REFER TMR MUTCD.
- SIGN POSTS TO BE PLACED A MINIMUM OF 3m FROM MEDIAN NOSES. (BCC REQUIREMENT ONLY).
- BIKE LANES TO BE PAINTED GREEN AS NOTED ON THE DRAWINGS AT CONFLICT POINTS AND INTERSECTIONS.
- TACTILE INDICATORS TO BE INSTALLED IN ACCORDANCE WITH COUNCIL & MUTCD STANDARDS.

<u>EXISTING</u>	<u>LEGEND</u>	<u>PROPOSED</u>
	PROPERTY BOUNDARY	
	EASEMENT BOUNDARY	
	BUILDING	
	CONCRETE	
	EDGE OF BITUMEN	
	KERB	
	KERB AND CHANNEL	
	FLUSH KERB	
	KERB RAMP	
	SIGN	
	SIGN TO BE REMOVED	
	BOLLARD	

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ISSUE	DATE	AMENDMENT	BY	A

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**YARRABILBA TOWN CENTRE
MAJOR CENTRE CORE**
STAGE 1 RAL PLAN
YARRABILBA DRIVE

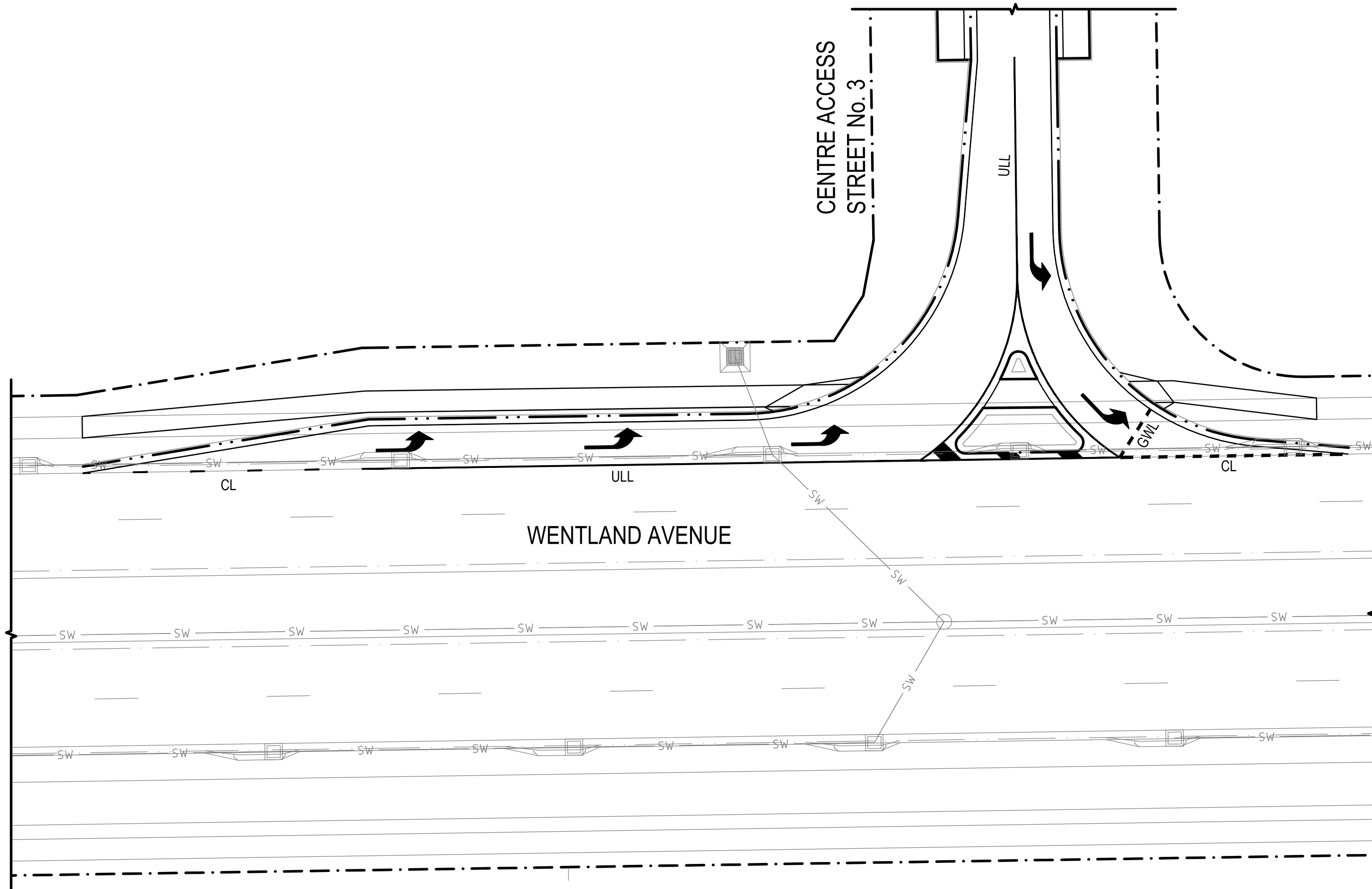
ROAD FUNCTIONAL LAYOUT SHEET 2

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CHKD:	APPRD:	DATE:

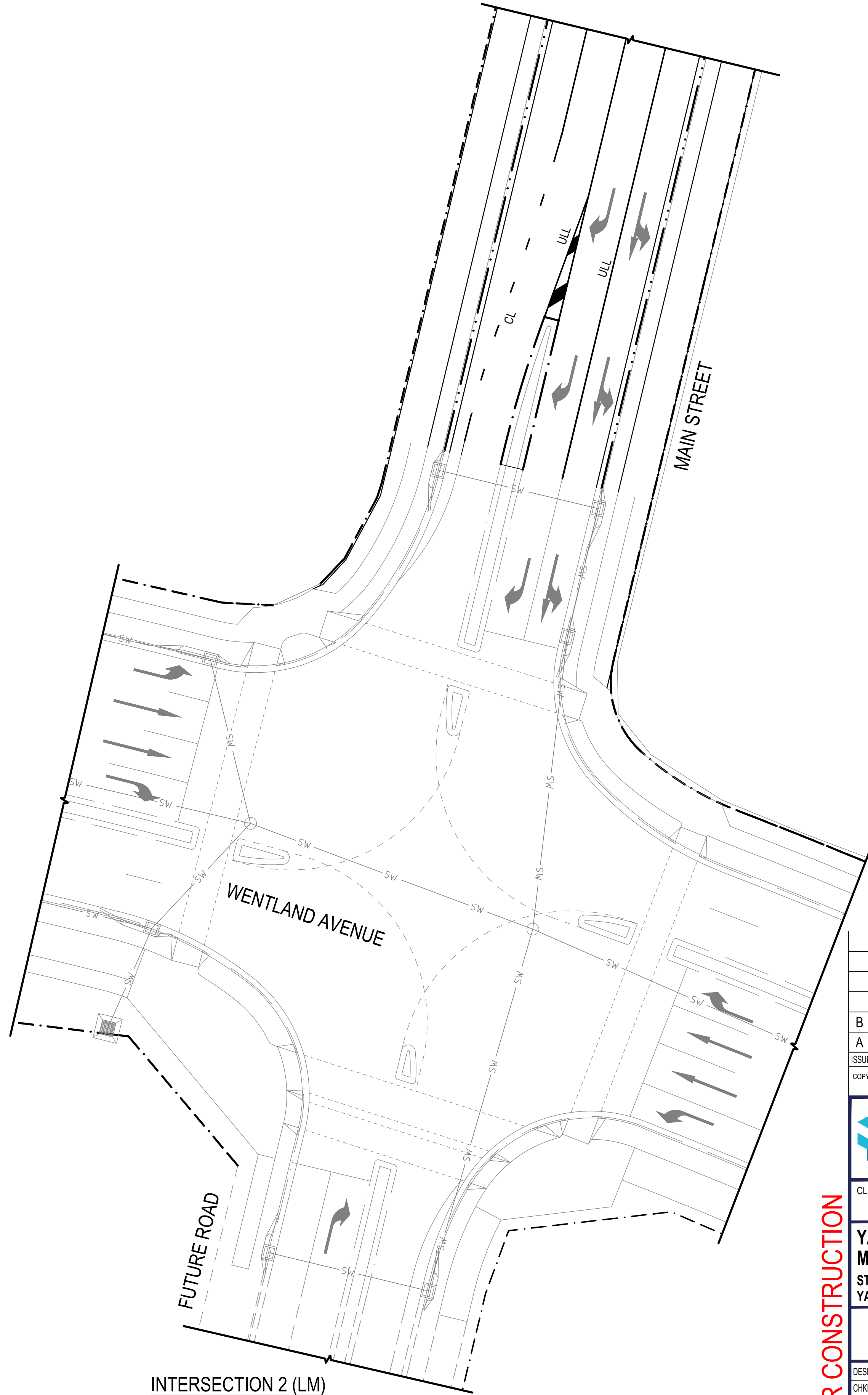
mpn JOB	DRAWING No.
10467	DA.07

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INTERSECTION 1



INTERSECTION 2 (LM)

LANE LINE LEGEND AND DIMENSIONS

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ULL	UNBROKEN LANE LINE	CONTINUOUS STRIPE	100
DBL	DOUBLE BARRIER LINES	2 CONTINUOUS STRIPES	80
CL	CONTINUITY LINE	1.0m STRIPE 3.0m GAP	150
SB	STOP BAR	CONTINUOUS STRIPE	300
TL	TURN LINE	0.6m STRIPE 0.6m GAP	100
GWL	GIVE WAY LINE	0.6m STRIPE 0.6m GAP	300
PCW	CROSSWALK	1.0m STRIPE 0.3m GAP	150
NSL	NO STOPPING LINE	CONTINUOUS YELLOW STRIPE	100
EL	EDGE LINE	CONTINUOUS STRIPE	100

ALL LANE LINE WIDTHS IN MILLIMETRES

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- TACTILE INDICATORS TO BE INSTALLED IN ACCORDANCE WITH COUNCIL & MUTCD STANDARDS.

NOTE: FUNCTIONAL LAYOUTS ARE CONCEPT ONLY AND SUBJECT TO FINALISATION DURING DETAIL DESIGN

EXISTING	LEGEND	PROPOSED
	PROPERTY BOUNDARY	
	EASEMENT BOUNDARY	
	BUILDING CONCRETE	
	EDGE OF BITUMEN	
	KERB	
	KERB AND CHANNEL	
	FLUSH KERB	
	KERB RAMP	
	SIGN	
	SIGN TO BE REMOVED BOLLARD	

0 5 10 12.5
SCALE 1:250 (A1) 1:500 (A3)

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YARRABILBA DRIVE

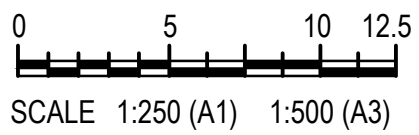
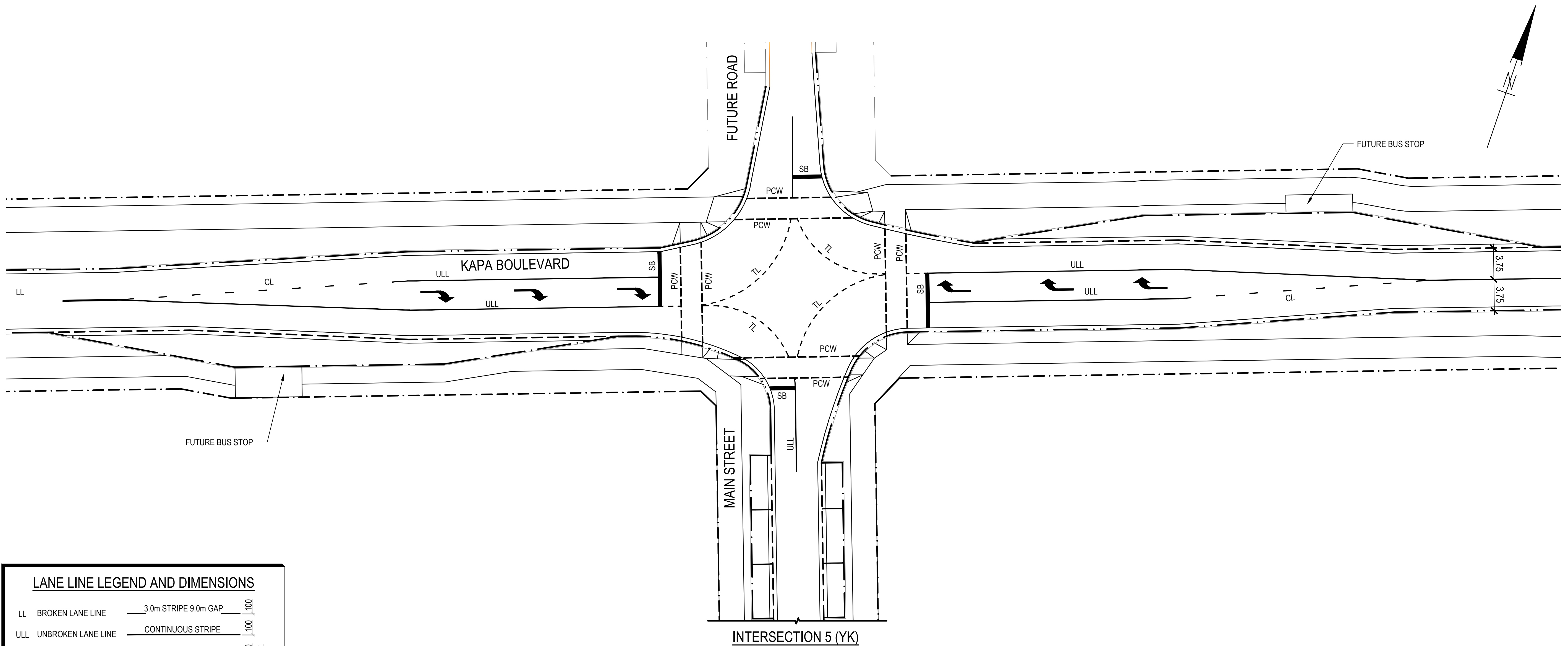
ROAD FUNCTIONAL LAYOUT SHEET 3

DESIGN:	DRAWING	SOURCES:	AS SHOWN
CHKD:	APPRD:	DATE:	

mpn JOB	DRAWING No.	REV
10467	DA.08	B

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PCW	CROSSWALK	1.0m STRIPE 0.3m GAP	150
NSL	NO STOPPING LINE	CONTINUOUS YELLOW STRIPE	100
EL	EDGE LINE	CONTINUOUS STRIPE	100

ALL LANE LINE WIDTHS IN MILLIMETRES

NOTE: FUNCTIONAL LAYOUTS ARE CONCEPT ONLY AND SUBJECT TO FINALISATION DURING DETAIL DESIGN

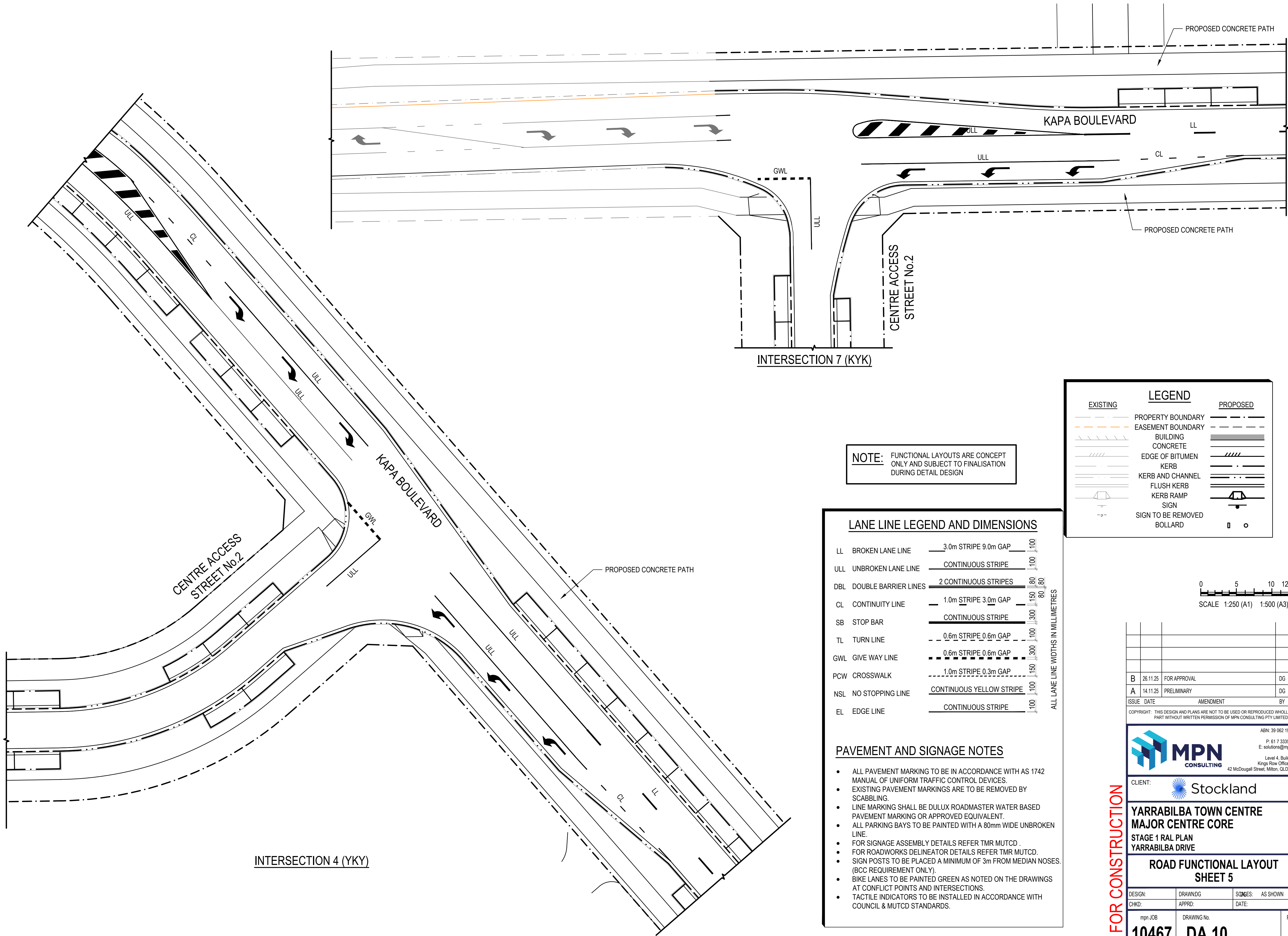
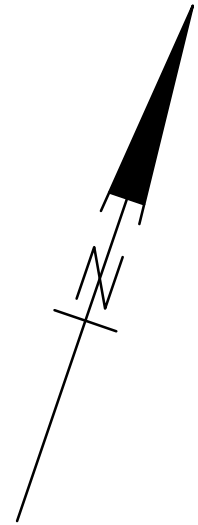
PAVEMENT AND SIGNAGE NOTES

- ALL PAVEMENT MARKING TO BE IN ACCORDANCE WITH AS 1742 MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- EXISTING PAVEMENT MARKINGS ARE TO BE REMOVED BY SCABBING.
- LINE MARKING SHALL BE DULUX ROADMASTER WATER BASED PAVEMENT MARKING OR APPROVED EQUIVALENT.
- ALL PARKING BAYS TO BE PAINTED WITH A 80mm WIDE UNBROKEN LINE.
- FOR SIGNAGE ASSEMBLY DETAILS REFER TMR MUTCD .
- FOR ROADWORKS DELINEATOR DETAILS REFER TMR MUTCD.
- SIGN POSTS TO BE PLACED A MINIMUM OF 3m FROM MEDIAN NOSES. (BCC REQUIREMENT ONLY).
- BIKE LANES TO BE PAINTED GREEN AS NOTED ON THE DRAWINGS AT CONFLICT POINTS AND INTERSECTIONS.
- TACTILE INDICATORS TO BE INSTALLED IN ACCORDANCE WITH COUNCIL & MUTCD STANDARDS.

EXISTING	LEGEND	PROPOSED
	PROPERTY BOUNDARY	
	EASEMENT BOUNDARY	
	BUILDING	
	CONCRETE	
	EDGE OF BITUMEN	
	KERB	
	KERB AND CHANNEL	
	FLUSH KERB	
	KERB RAMP	
	SIGN	
	SIGN TO BE REMOVED	
	BOLLARD	

NOT FOR CONSTRUCTION

B		26.11.25	FOR APPROVAL	DG	LS
A		14.11.25	PRELIMINARY	DG	LS
ISSUE	DATE	AMENDMENT		BY	APP
COPYRIGHT: THIS DESIGN AND PLANS ARE NOT TO BE USED OR REPRODUCED WHOLLY OR IN PART WITHOUT WRITTEN PERMISSION OF MPN CONSULTING PTY LIMITED 2023 ©					
ABN: 39 062 191 799 P: 61 7 3335 4555 E: solutions@mpnc.au Level 4, Building 3, Kings Row Office Park, 42 McDougall Street, Milton, QLD, 4064					
CLIENT: Stockland					
YARRABILBA TOWN CENTRE MAJOR CENTRE CORE STAGE 1 RAL PLAN YARRABILBA DRIVE					
ROAD FUNCTIONAL LAYOUT SHEET 4					
DESIGN:	DRAWING	DATE:	AS SHOWN		
CHKD:	APPRD:	DATE:			
mpn JOB	DRAWING No.	REV			
10467	DA.09	B			
FOR APPROVAL					



NOTE: FUNCTIONAL LAYOUTS ARE CONCEPT ONLY AND SUBJECT TO FINALISATION DURING DETAIL DESIGN

LANE LINE LEGEND AND DIMENSIONS

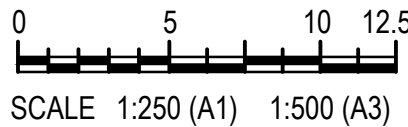
LL	BROKEN LANE LINE	3.0m STRIPE 9.0m GAP	100
ULL	UNBROKEN LANE LINE	CONTINUOUS STRIPE	100
DBL	DOUBLE BARRIER LINES	2 CONTINUOUS STRIPES	80 80
CL	CONTINUITY LINE	1.0m STRIPE 3.0m GAP	150 300
SB	STOP BAR	CONTINUOUS STRIPE	300
TL	TURN LINE	0.6m STRIPE 0.6m GAP	100 300
GWL	GIVE WAY LINE	0.6m STRIPE 0.6m GAP	150 300
PCW	CROSSWALK	1.0m STRIPE 0.3m GAP	100 150
NSL	NO STOPPING LINE	CONTINUOUS YELLOW STRIPE	100
EL	EDGE LINE	CONTINUOUS STRIPE	100

ALL LANE LINE WIDTHS IN MILLIMETRES

PAVEMENT AND SIGNAGE NOTES

- ALL PAVEMENT MARKING TO BE IN ACCORDANCE WITH AS 1742 MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- EXISTING PAVEMENT MARKINGS ARE TO BE REMOVED BY SCABBLING.
- LINE MARKING SHALL BE DULUX ROADMASTER WATER BASED PAVEMENT MARKING OR APPROVED EQUIVALENT.
- ALL PARKING BAYS TO BE PAINTED WITH A 80mm WIDE UNBROKEN LINE.
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- FOR ROADWORKS DELINEATOR DETAILS REFER TMR MUTCD.
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- TACTILE INDICATORS TO BE INSTALLED IN ACCORDANCE WITH COUNCIL & MUTCD STANDARDS.

LEGEND	
EXISTING	PROPOSED
	PROPERTY BOUNDARY
	EASEMENT BOUNDARY
	BUILDING
	CONCRETE
	EDGE OF BITUMEN
	KERB
	KERB AND CHANNEL
	FLUSH KERB
	KERB RAMP
	SIGN
	SIGN TO BE REMOVED
	BOLLARD



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A	14.11.25	PRELIMINARY		DG	LS
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E: solutions@mpnc.au
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Kings Row Office Park,
42 McDougall Street, Milton, QLD, 4064

CLIENT: Stockland

**YARRABILBA TOWN CENTRE
MAJOR CENTRE CORE**
STAGE 1 RAL PLAN
YARRABILBA DRIVE

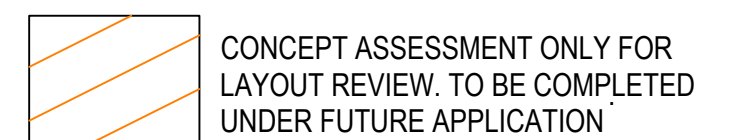
**ROAD FUNCTIONAL LAYOUT
SHEET 5**

DESIGN:	DRAWING:	SCALES:
CHKD:	APPRD:	DATE:

mpn JOB	DRAWING No.	REV
10467	DA.10	B

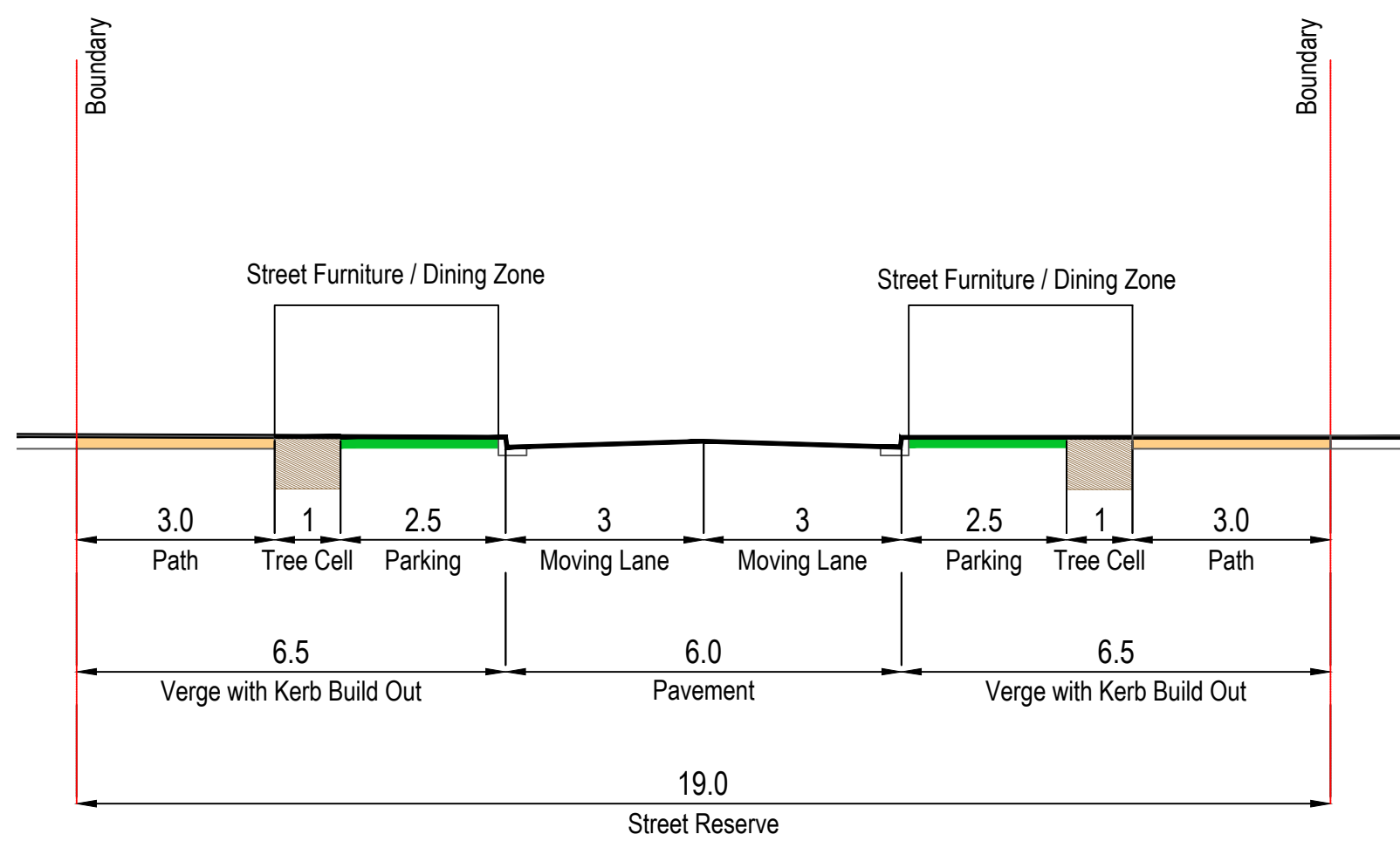
FOR APPROVAL

NOT FOR CONSTRUCTION

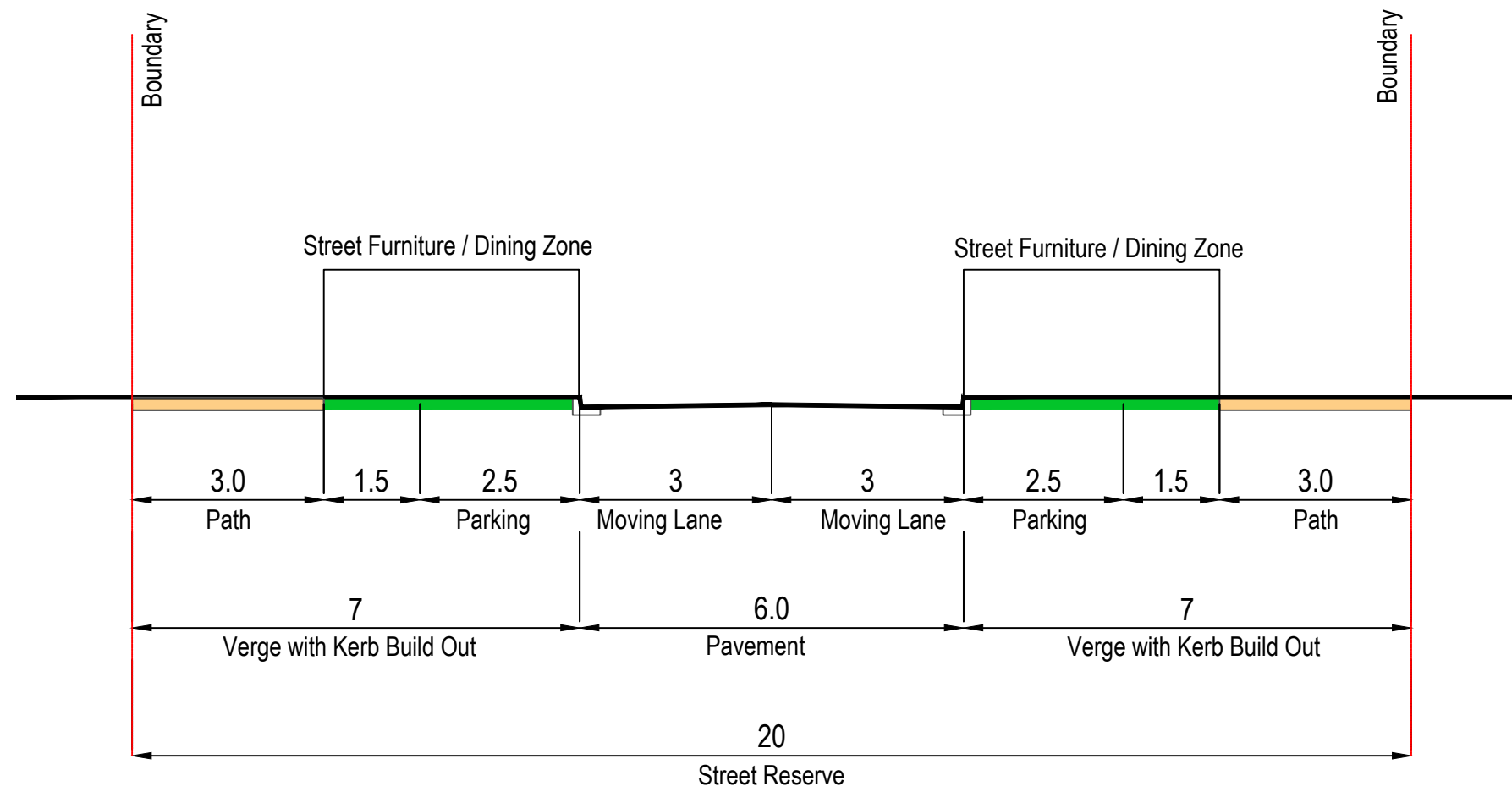


NOT FOR CONSTRUCTION

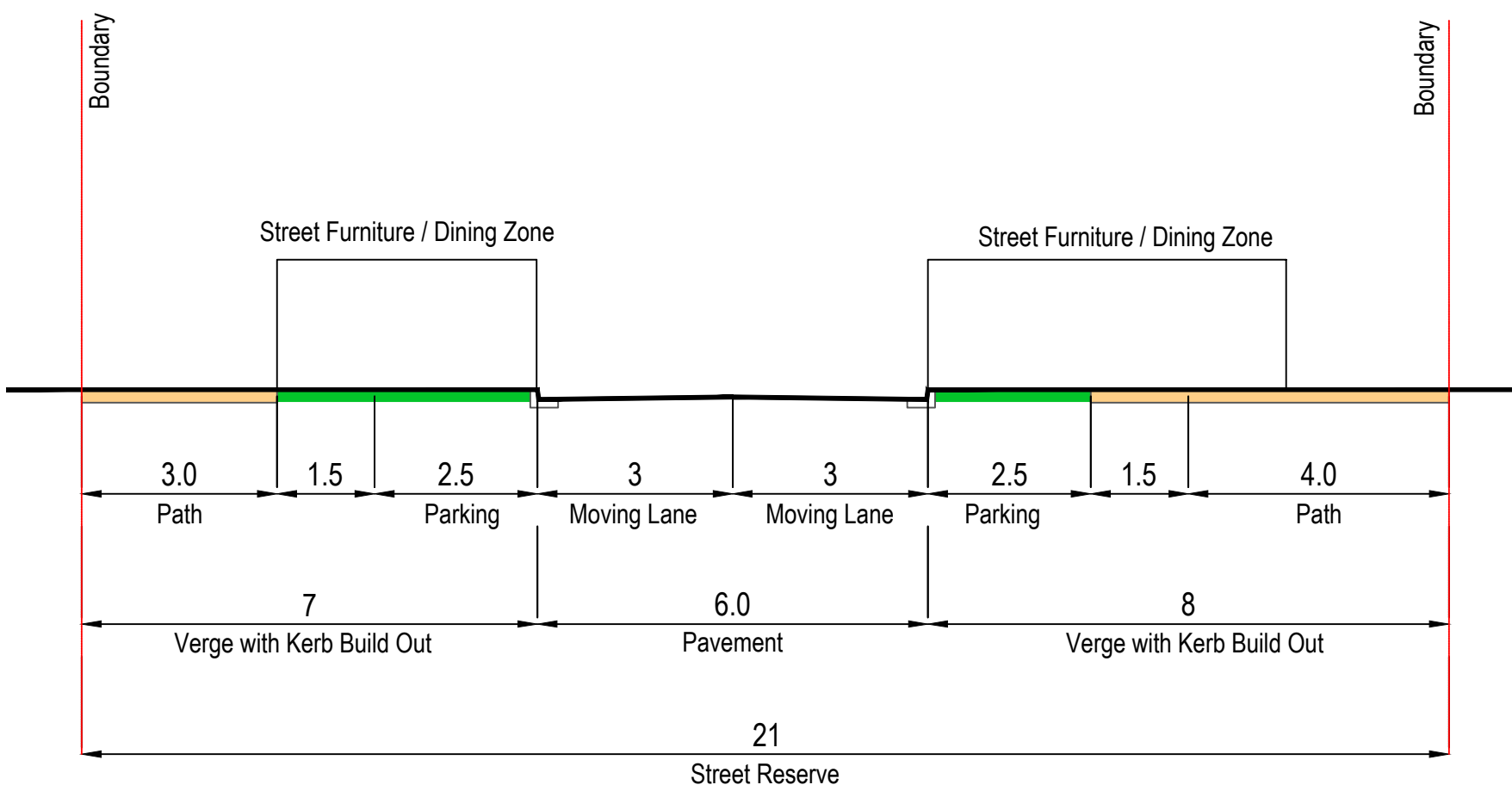
B	26.11.25	FOR APPROVAL						DG	LS
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		ABN: 39 062 191 739 P: 61 7 3335 4555 E: solutions@mpnc.au							
		Level 4, Building 3, Kings Row Office Park, 42 McDougall Street, Milton, QLD, 4064							
CLIENT:		 Stockland							
YARRABILBA TOWN CENTRE MAJOR CENTRE CORE STAGE 1 RAL PLAN YARRABILBA DRIVE									
SERVICES LAYOUT SHEET 3									
DESIGN: DG		DRAWN: DG		SCALES: AS SHOWN					
CHKD:		APPRD:		DATE:					
mpn JOB		DRAWING No.							REV
10467		DA.13							B
FOR APPROVAL									



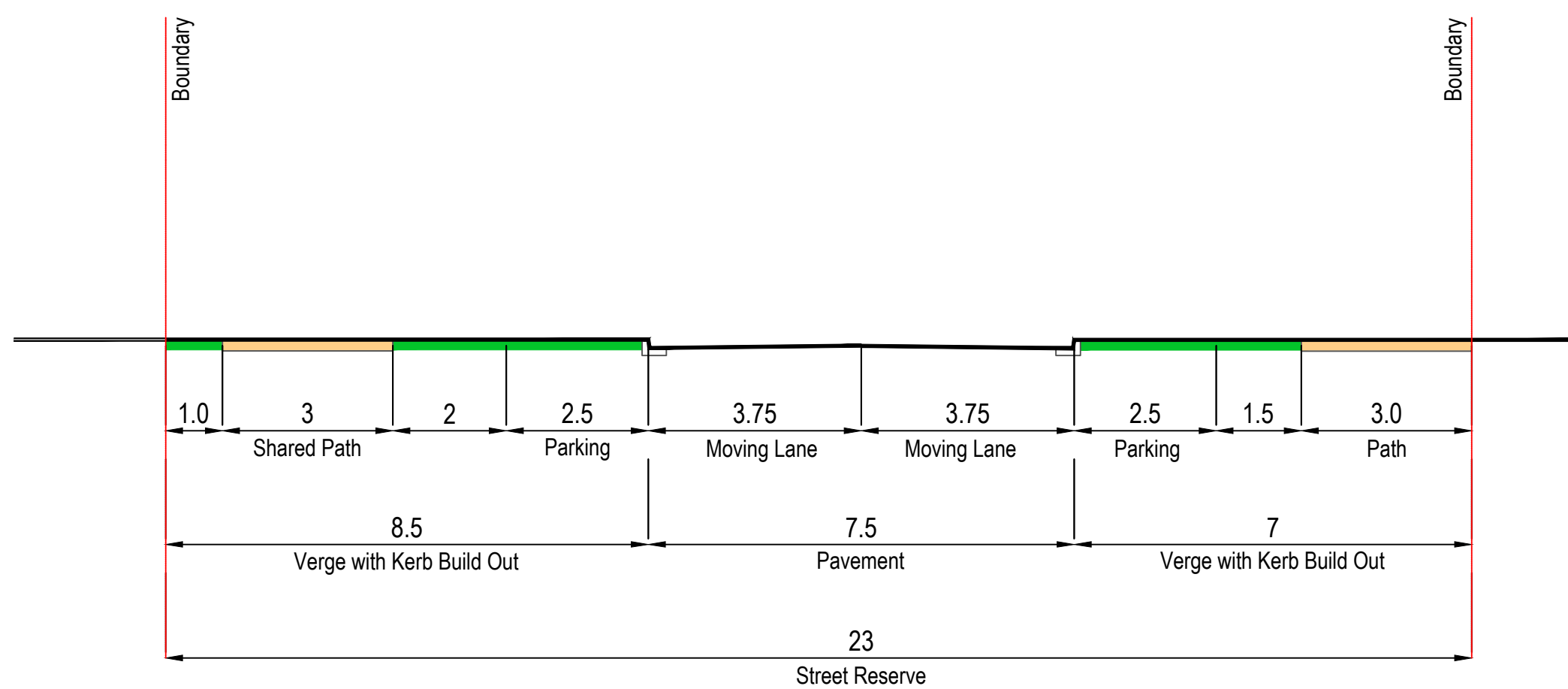
Centre Access - Main Street
19m Reserve



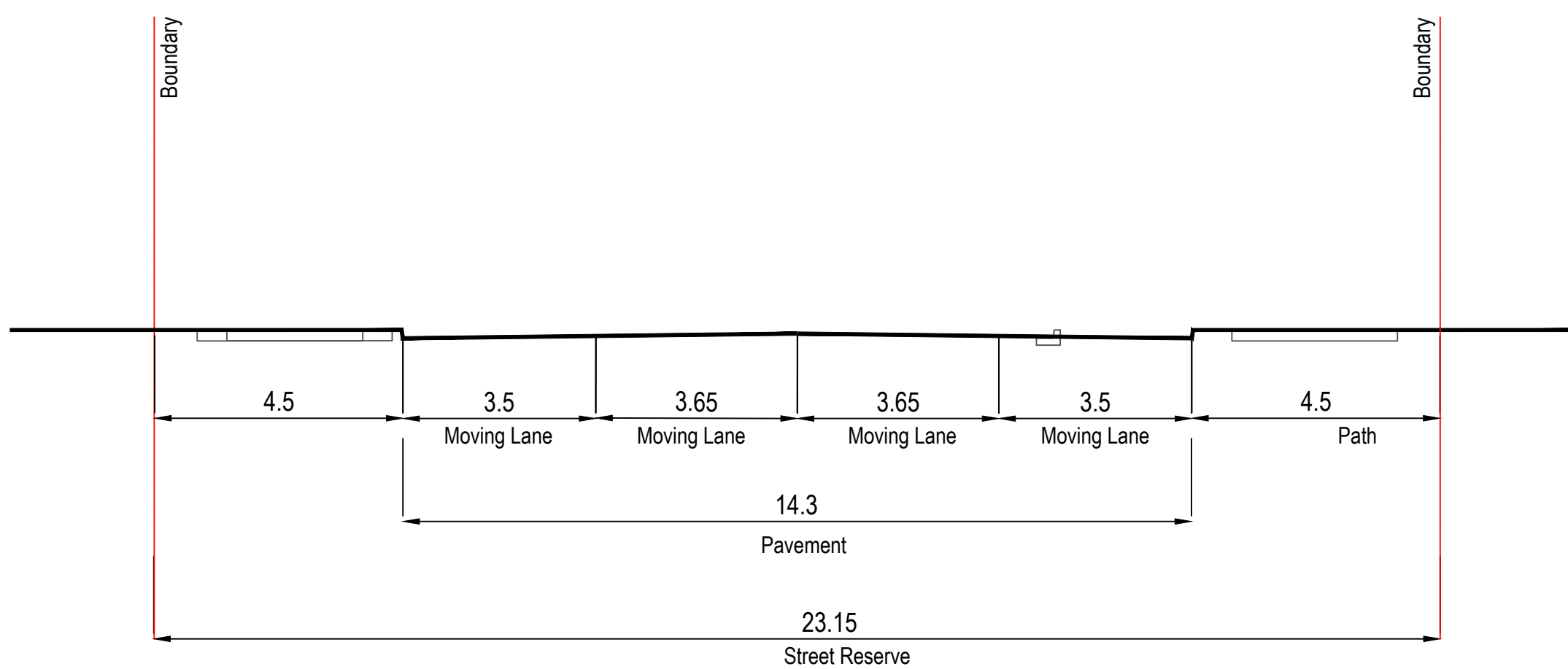
Centre Access - Type 2 (STREET 2,3 & 4)
20m Reserve



Centre Access - Type 1 (Street 1)
21m Reserve



Centre Collector - Bus Route (Kapa Bve)
23.0m Reserve

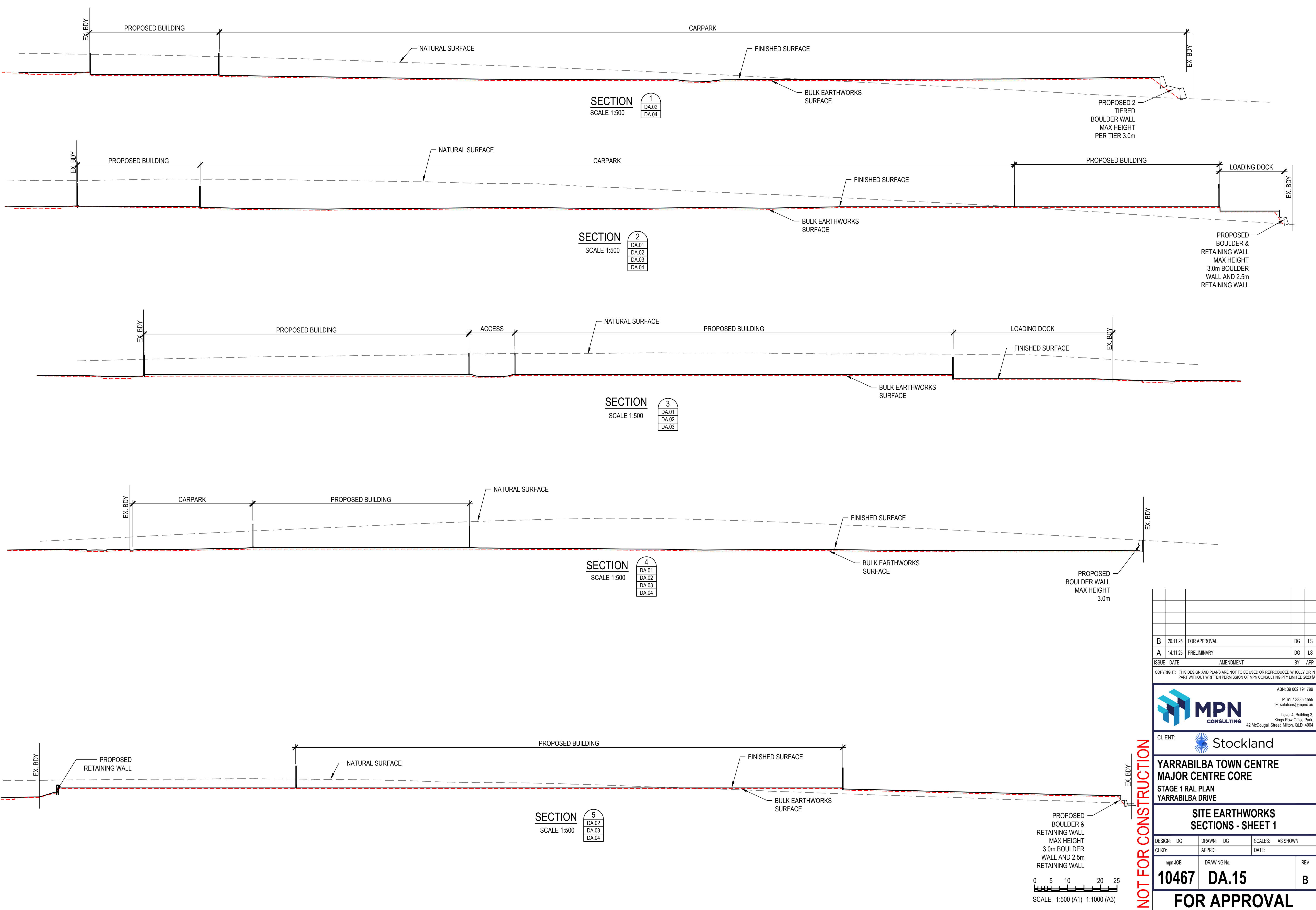


Center Access - Main Street
23.15m Reserve



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CLIENT: Stockland					
YARRABILBA TOWN CENTRE MAJOR CENTRE CORE STAGE 1 RAL PLAN YARRABILBA DRIVE					
ROAD NETWORK CROSS SECTION SHEET					
DESIGN: DG	DRAWN: DG	SCALES: AS SHOWN			
CHKD:	APPRD:	DATE:			
mpn JOB	DRAWING No.	REV			
10467		DA.14		B	
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CLIENT: Stockland

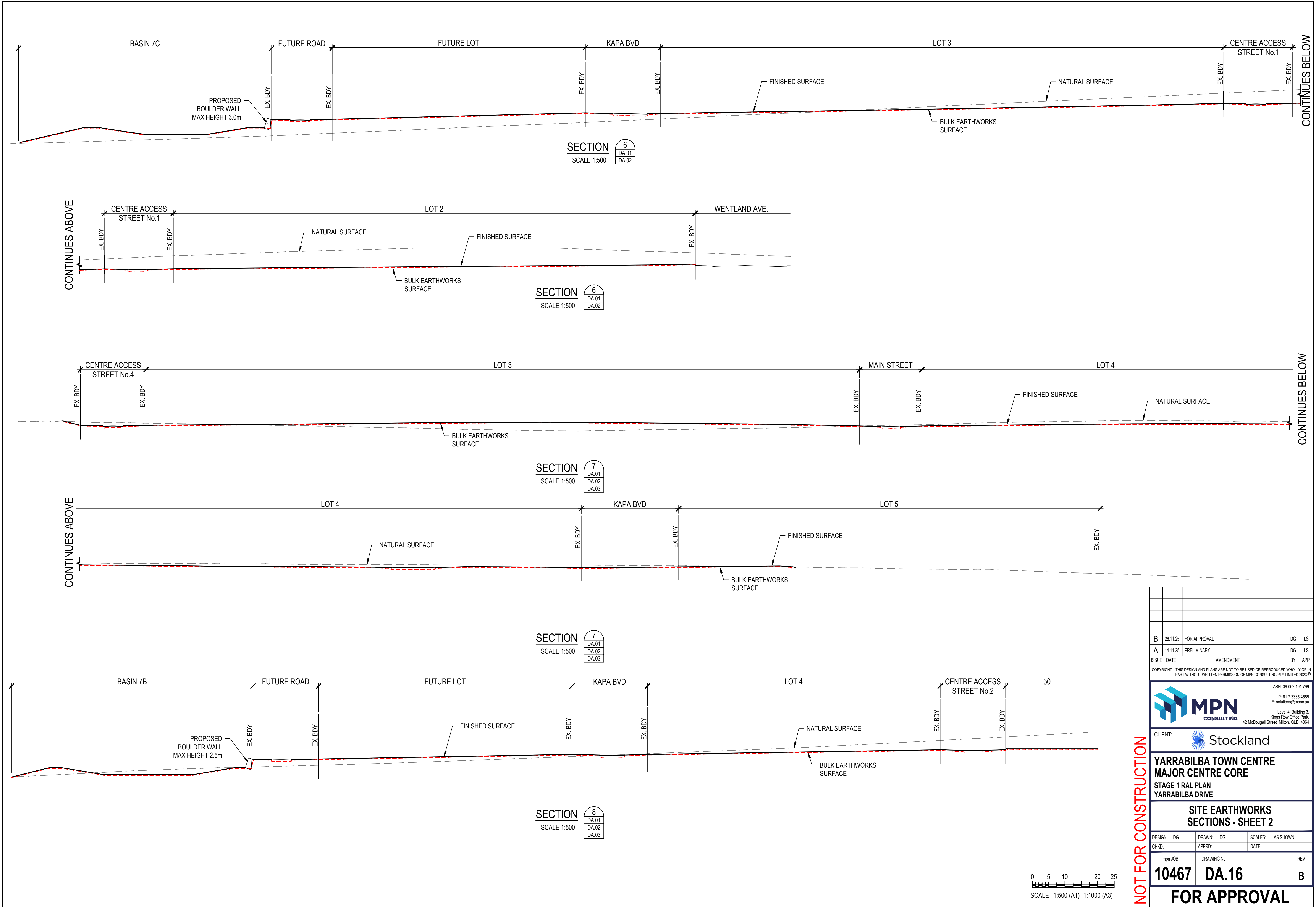
**YARRABILBA TOWN CENTRE
MAJOR CENTRE CORE
STAGE 1 RAL PLAN
YARRABILBA DRIVE**

**SITE EARTHWORKS
SECTIONS - SHEET 1**

DESIGN: DG	DRAWN: DG	SCALES: AS SHOWN
CHKD:	APPRD:	DATE:

mpn JOB	DRAWING No.	REV
10467	DA.15	B

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A				14.11.25	PRELIMINARY	DG	LS
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CLIENT: Stockland

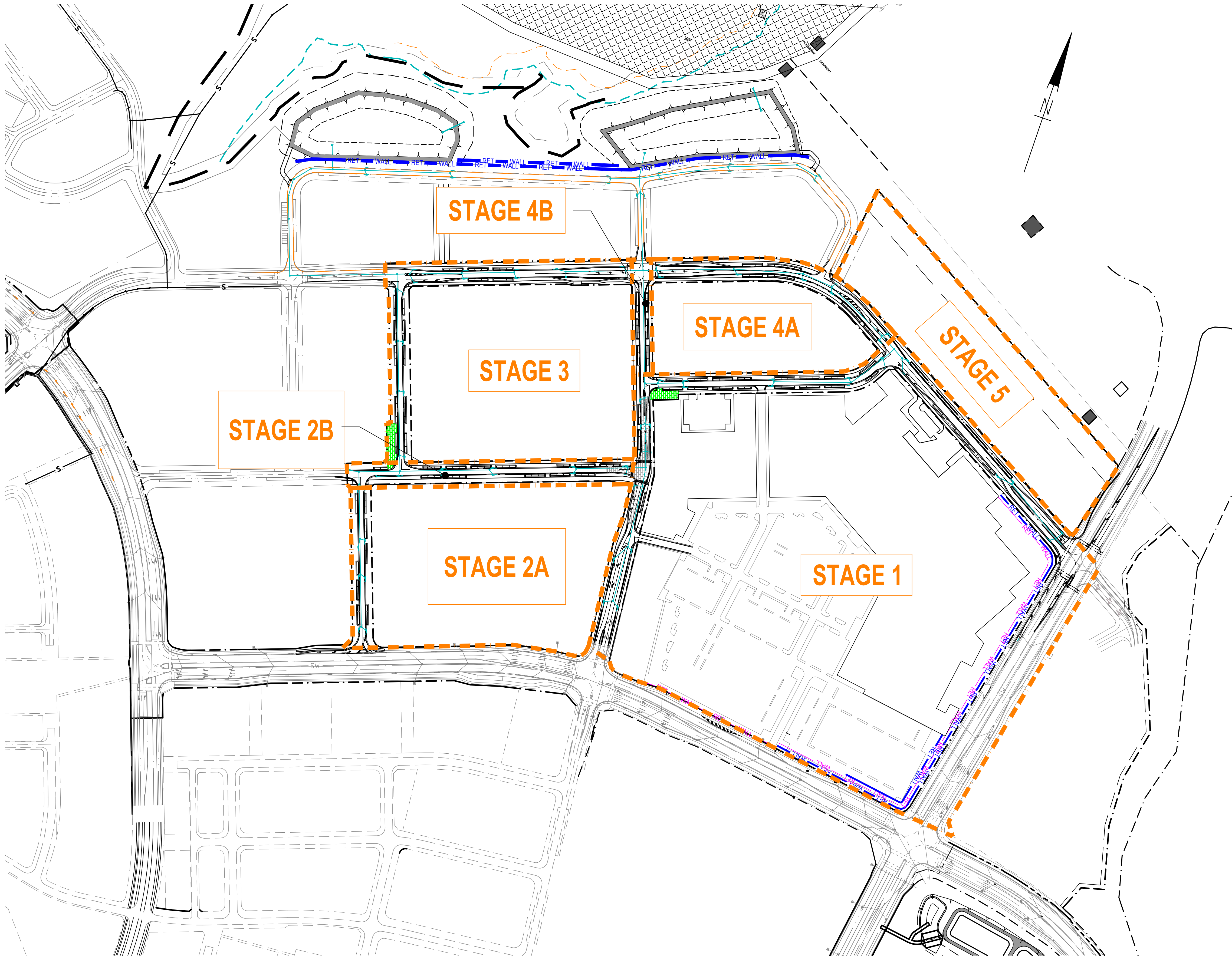
**YARRABILBA TOWN CENTRE
MAJOR CENTRE CORE
STAGE 1 RAL PLAN
YARRABILBA DRIVE**

**SITE EARTHWORKS
SECTIONS - SHEET 2**

DESIGN: DG	DRAWN: DG	SCALES: AS SHOWN
CHKD:	APPRD:	DATE:

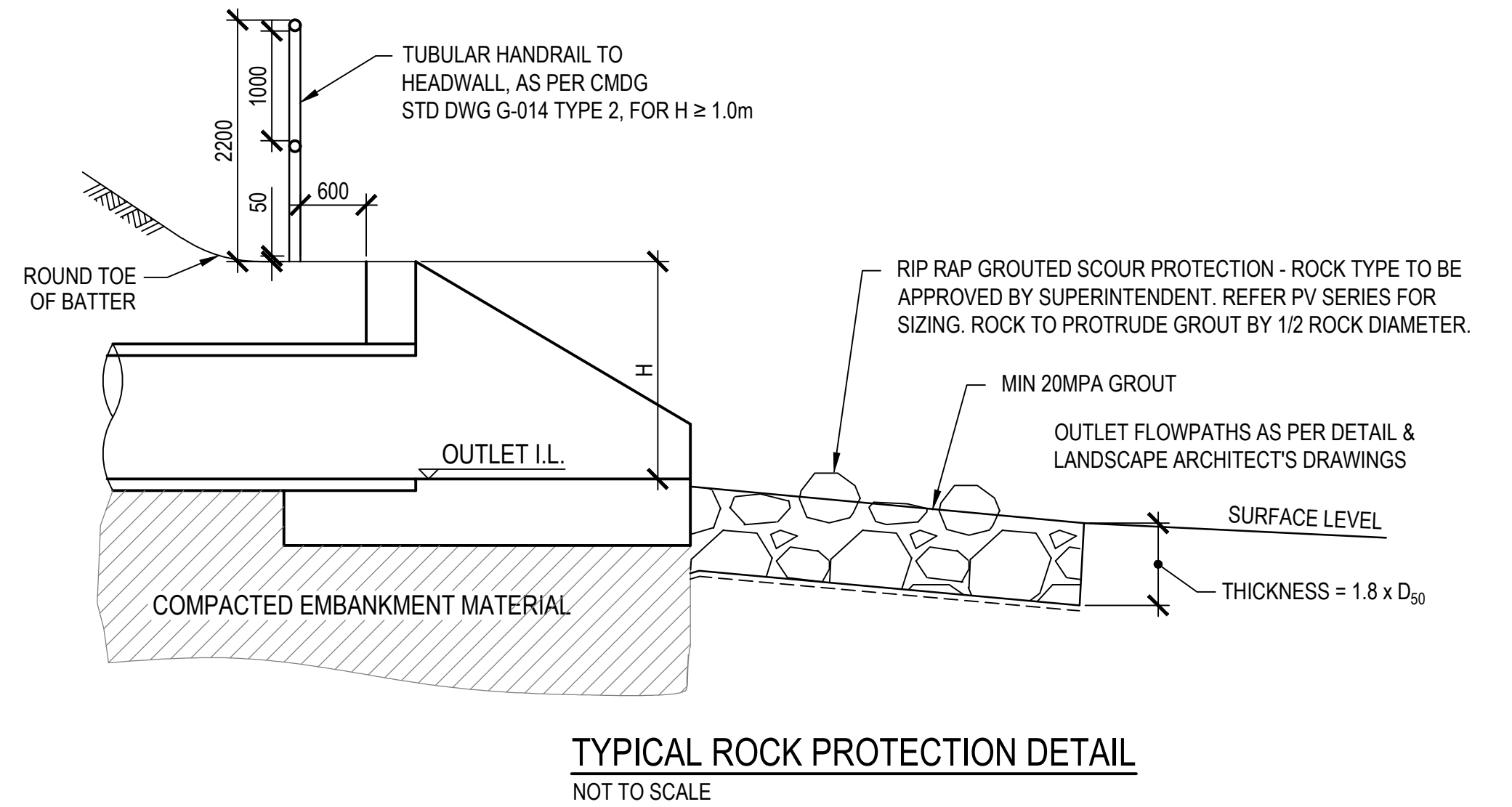
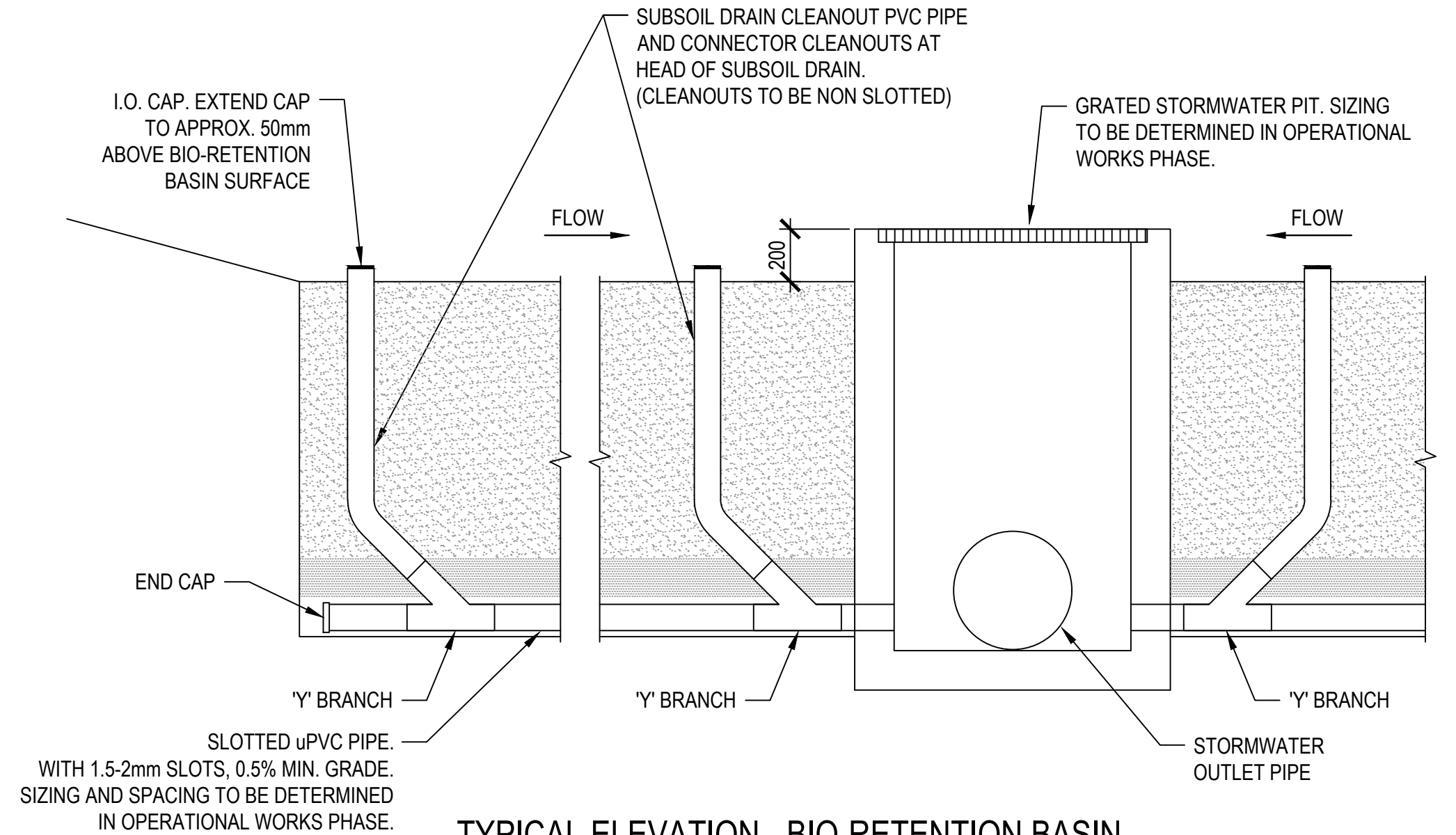
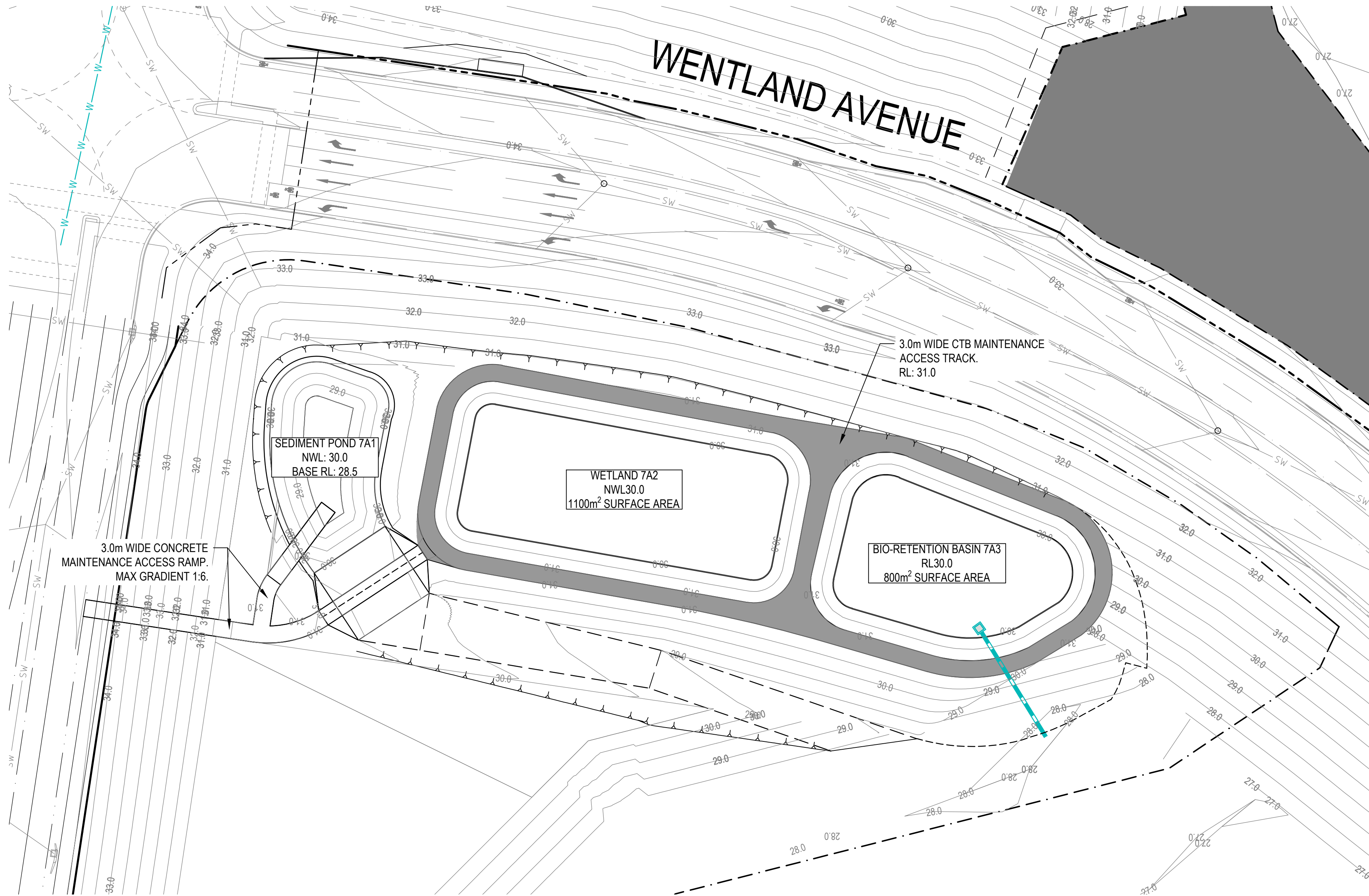
mpn JOB	DRAWING No.	REV
10467	DA.16	B

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C	27.11.25	FOR APPROVAL		DG	LS
B	26.11.25	FOR APPROVAL		DG	LS
A	14.11.25	PRELIMINARY		DG	LS
ISSUE	DATE	AMENDMENT		BY	APP
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CLIENT:  Stockland					
YARRABILBA TOWN CENTRE MAJOR CENTRE CORE STAGE 1 RAL PLAN YARRABILBA DRIVE					
STAGING PLAN					
DESIGN: DG	DRAWN: DG	SCALES: AS SHOWN			
CHKD:	APPRD:	DATE:			
mpn JOB	DRAWING No.	REV			
10467	DA.17	C			
FOR APPROVAL					



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E: solutions@mpnc.au
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42 McDougall Street, Milton, QLD, 4064

CLIENT: Stockland

**YARRABILBA TOWN CENTRE
MAJOR CENTRE CORE
STAGE 1 RAL PLAN
YARRABILBA DRIVE**

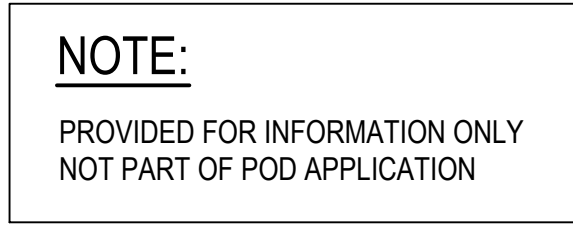
**BASIN LAYOUT PLAN
BASIN 7A**

DESIGN:	DRAWING: CH	SCALES:	AS SHOWN
CHKD:	APPRD:	DATE:	

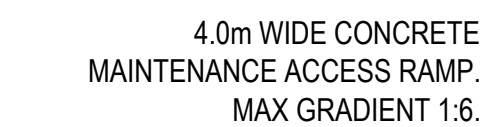
mpn JOB	DRAWING No.	REV
10467	DA.18	B

FOR APPROVAL

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NOTE:

PROVIDED FOR INFORMATION ONLY
NOT PART OF POD APPLICATION

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A	14.11.25	PRELIMINARY					DG	LS	
ISSUE:	DATE	AMENDMENT					BY	APP	

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CLIENT:  Stockland

**YARRABILBA TOWN CENTRE
MAJOR CENTRE CORE**
STAGE 1 RAL PLAN
YARRABILBA DRIVE

**BASIN LAYOUT PLAN
BASIN 7C**

DESIGN:	DRAWING: CH	SCALES: AS SHOWN
CHKD:	APPRD:	DATE:

mpn JOB 10467	DRAWING No. DA.20	REV B
-------------------------	-----------------------------	-----------------

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Appendix C. NBN BYDA Plans

To: Lachlan Stephenson
Phone: Not Supplied
Fax: Not Supplied
Email: lachlanstephenson@mpnc.au

Dial before you dig Job #:	51812375	
Sequence #	264908184	
Issue Date:	27/11/2025	
Location:	Lot 7003 Yarrabilba Drive , Yarrabilba , QLD , 4207	

Indicative Plans are tiled below to demonstrate how to layout and read nbn asset plans

1	6	11
2	7	12
3	8	13
4	9	14
5	10	15

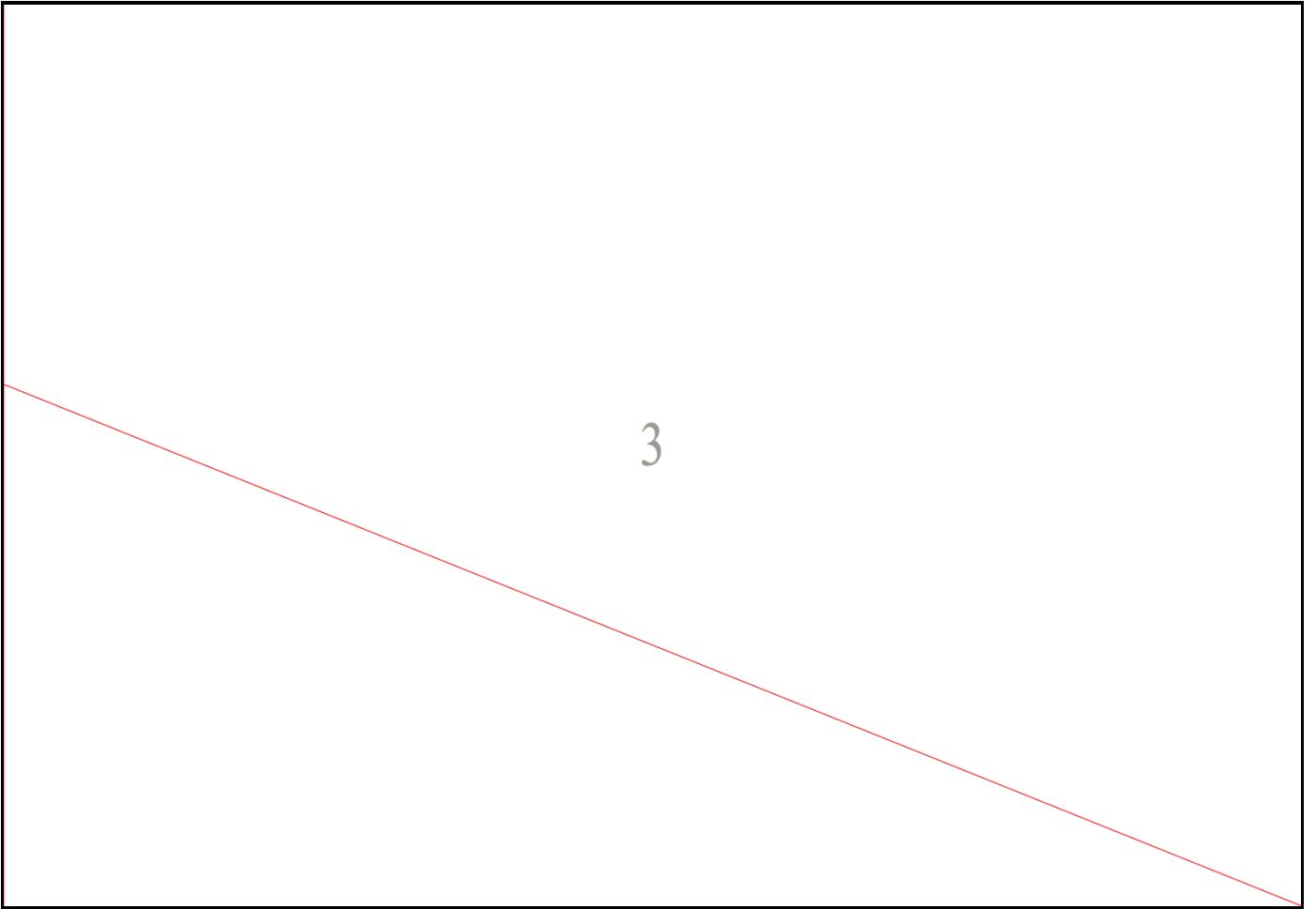


LEGEND

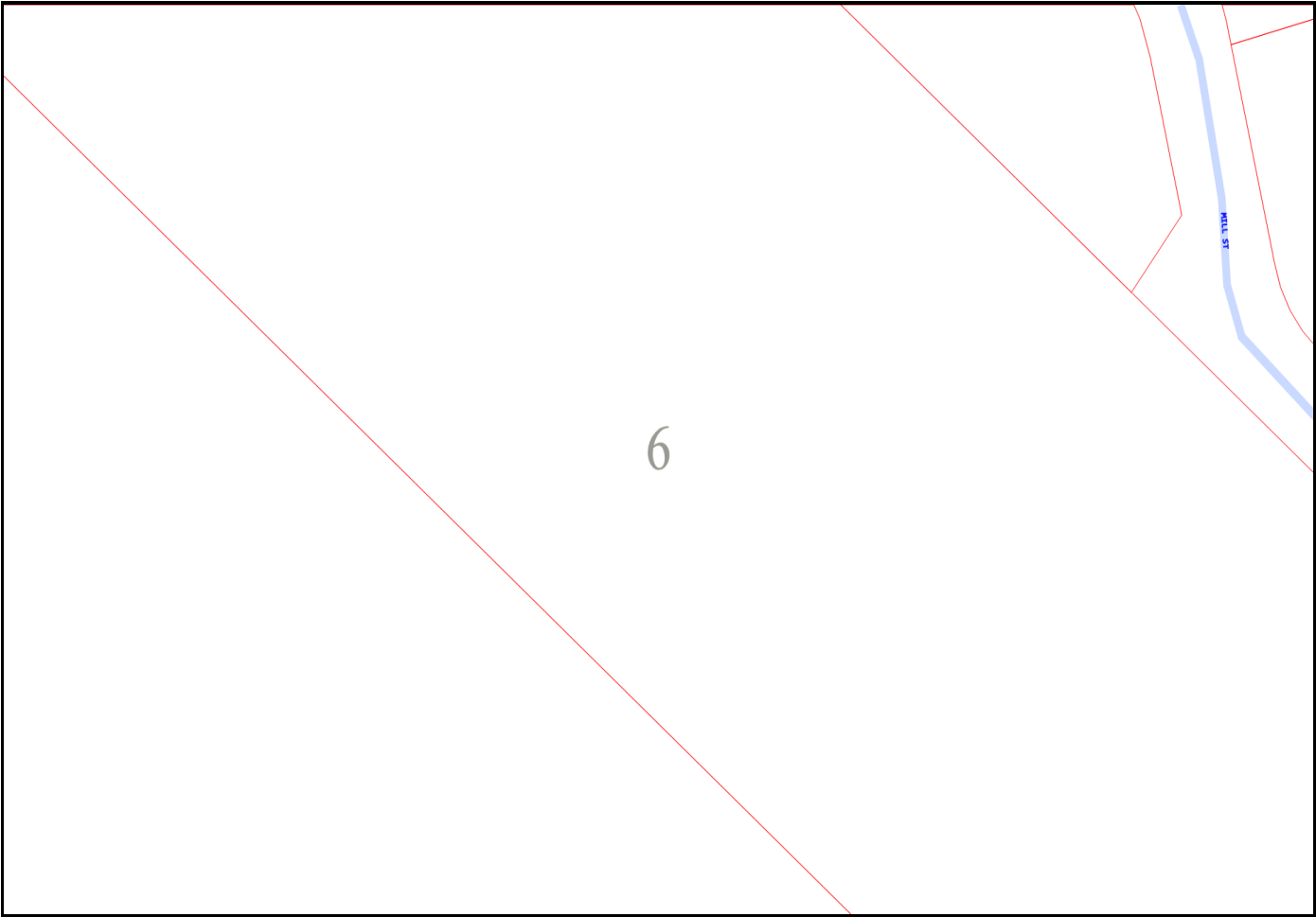


	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
Scale	Meters 1:2000 1 cm equals 20 m

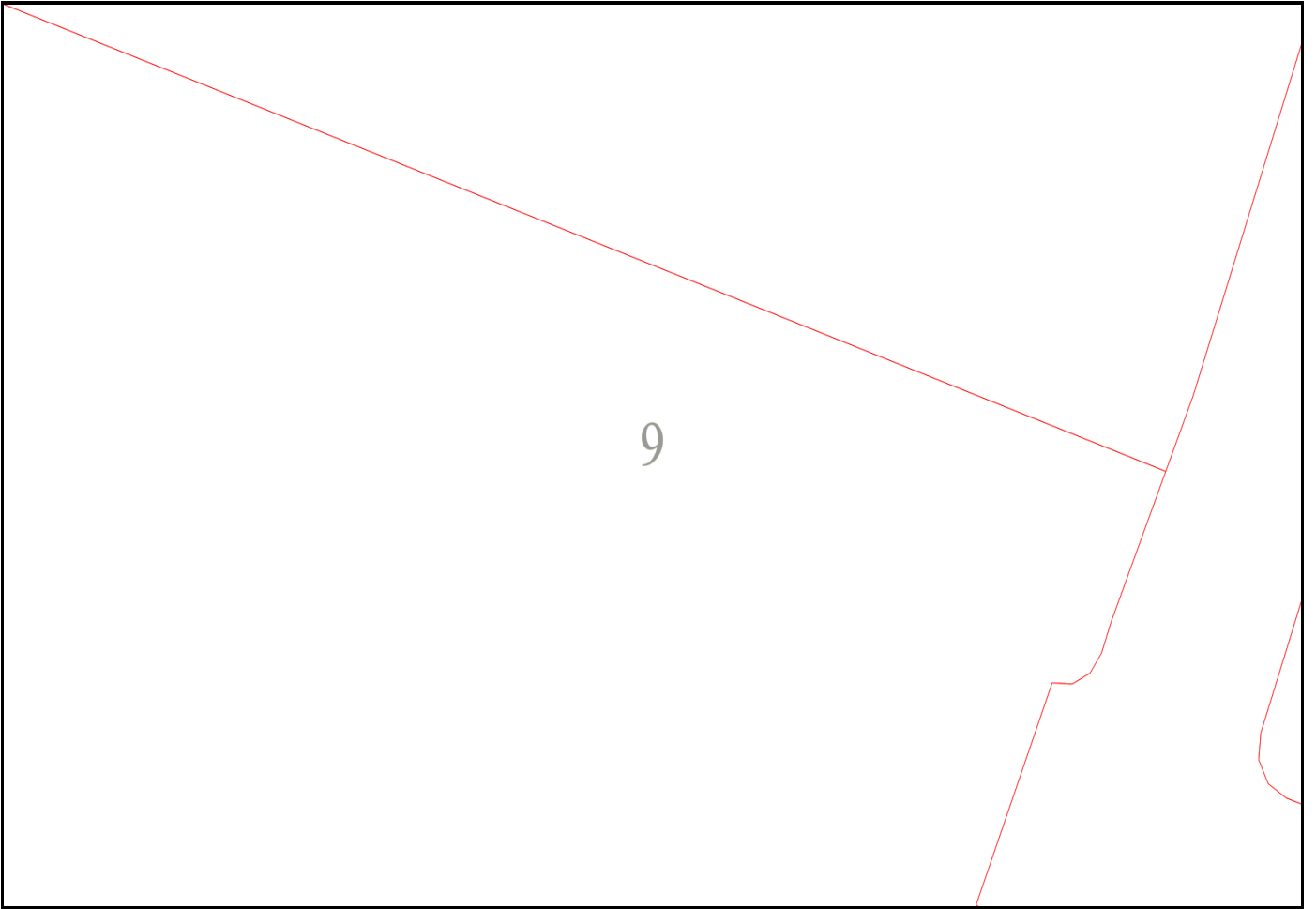
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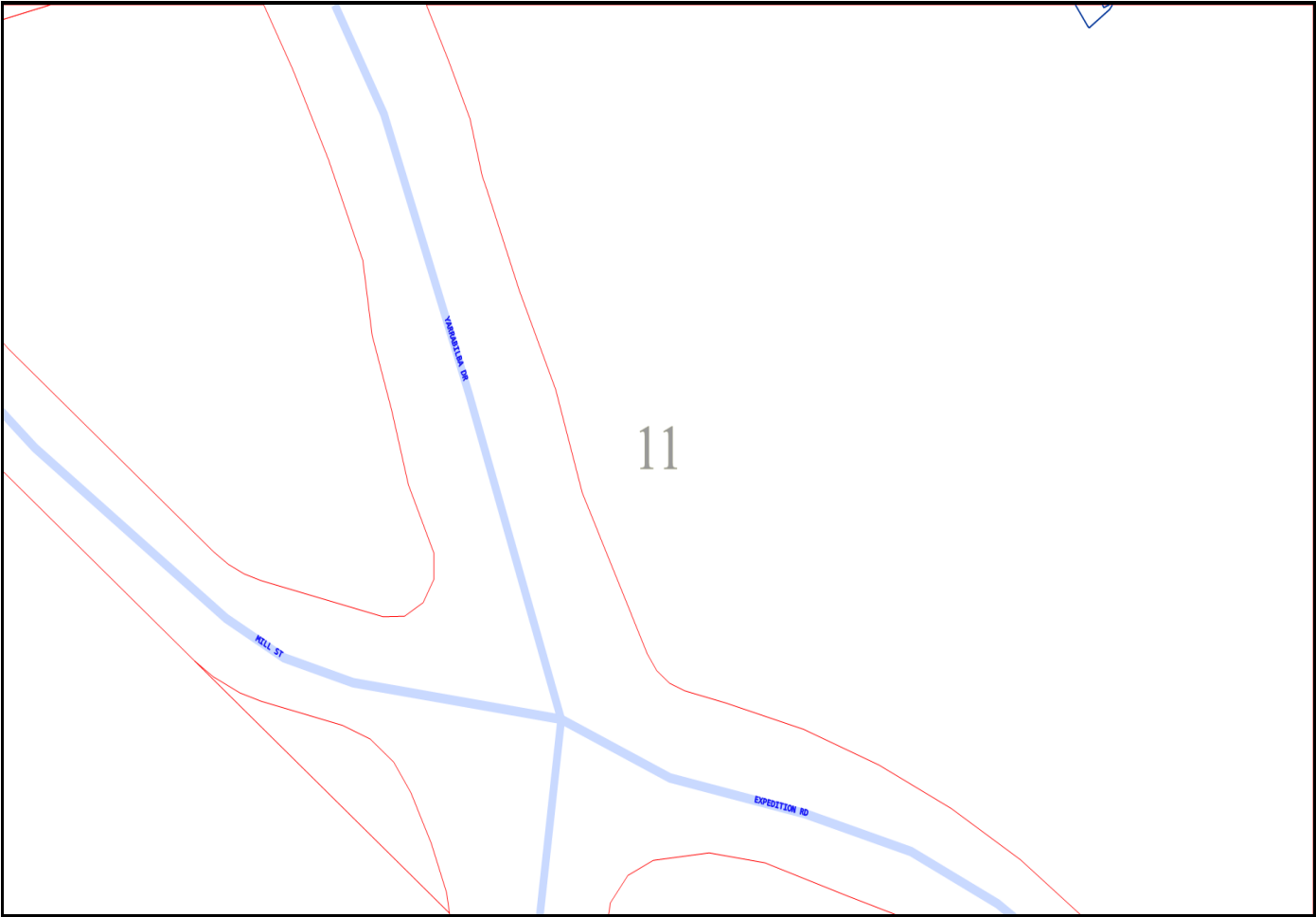
4

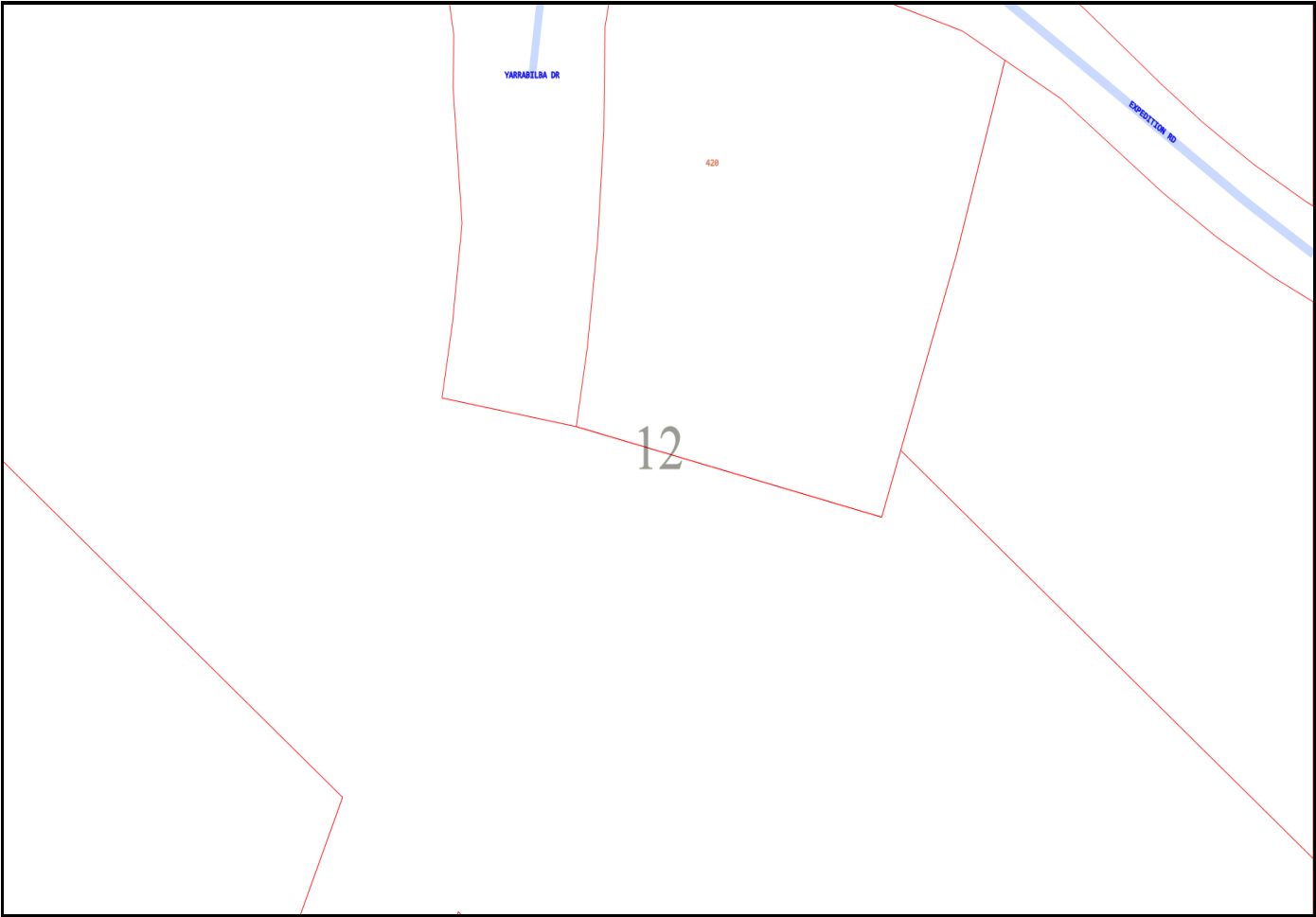


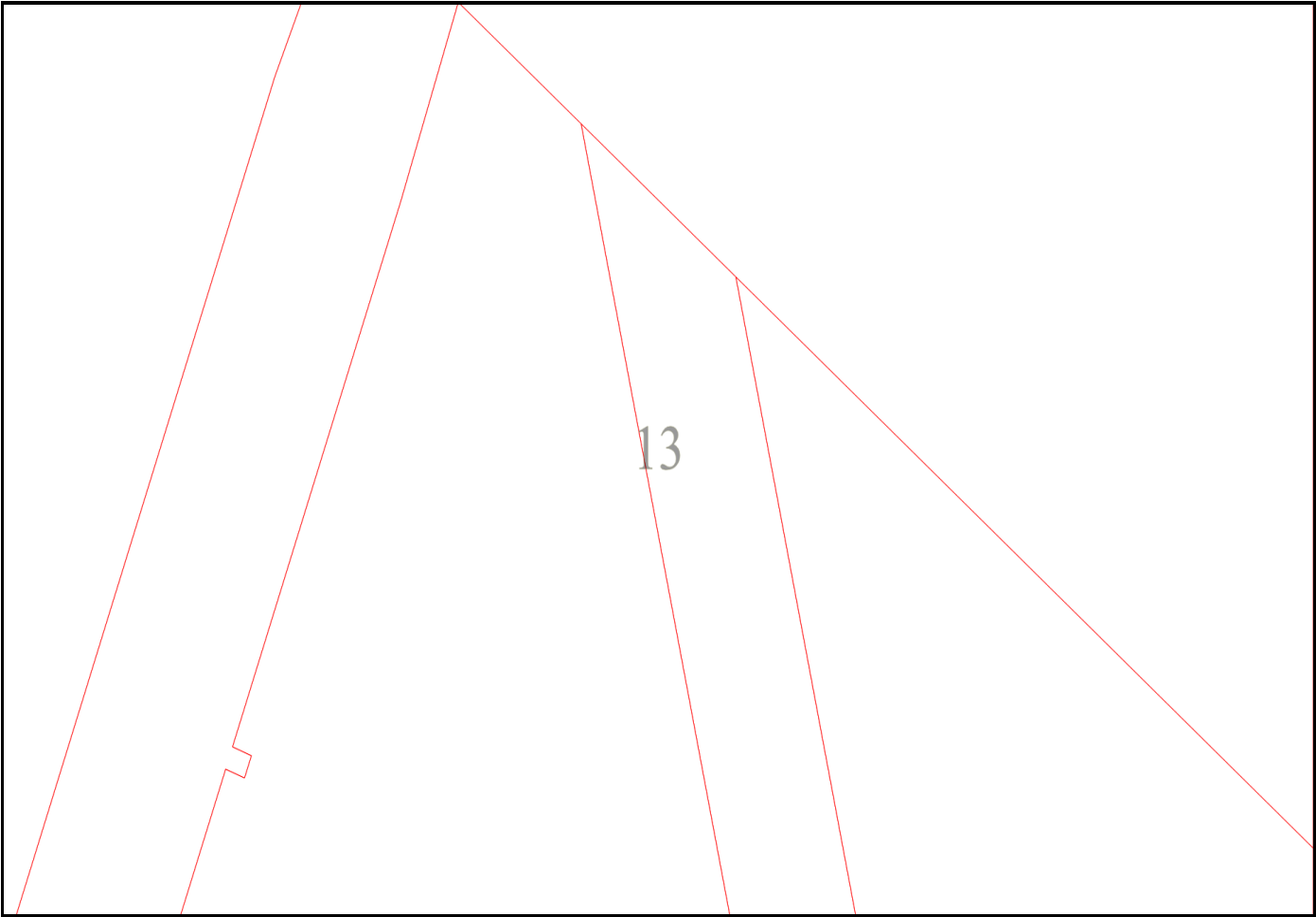
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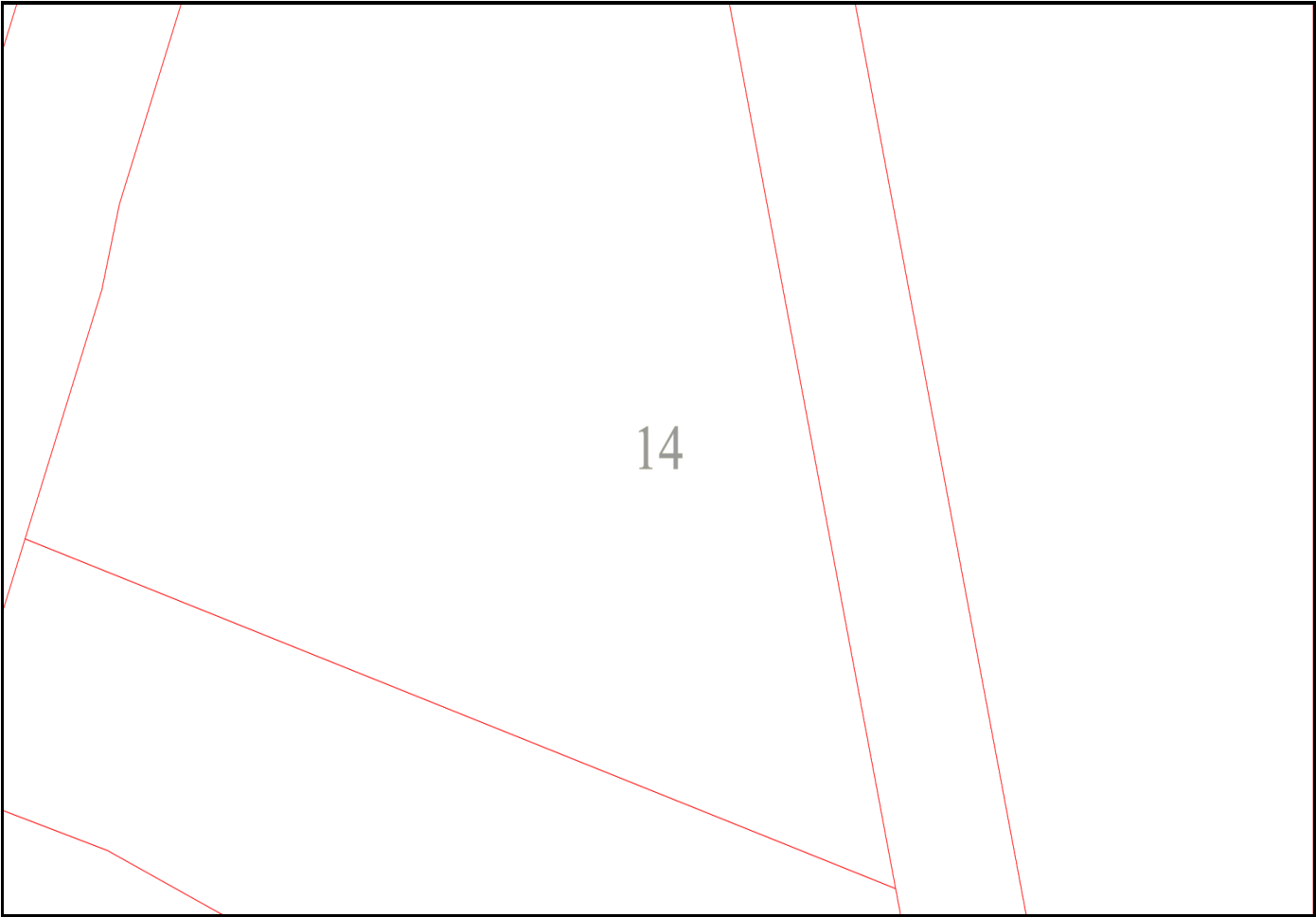
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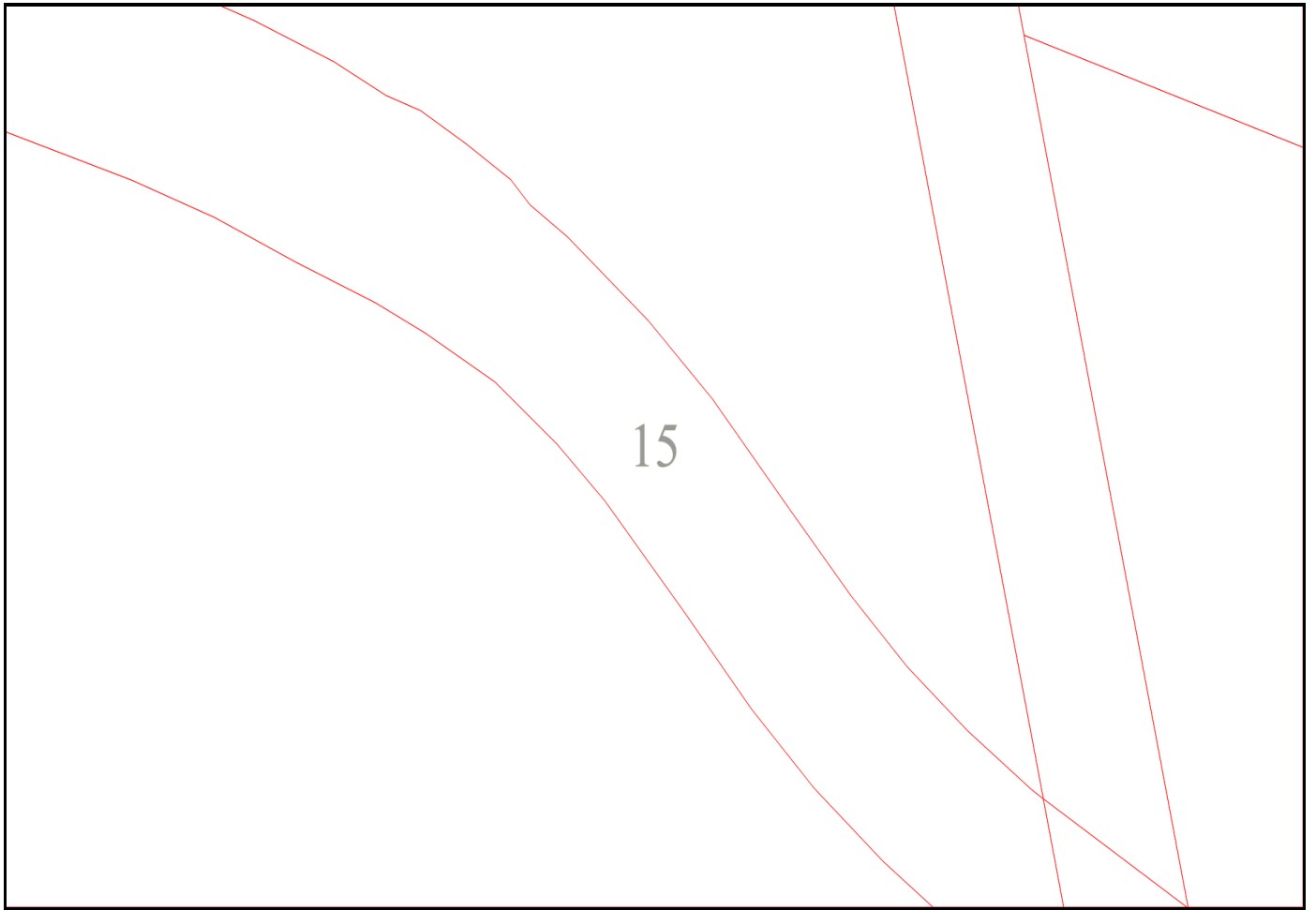






13





Emergency Contacts

You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.



Appendix D. ENERGEX BYDA Plans



BYDA

Sequence: 264908186
Date: 27/11/2025

Scale: 1:3588
Tile No: **OVERVIEW**

CAUTION - HIGH
VOLTAGE

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.



BYDA

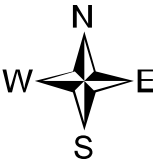
Sequence: 264908186
Date: 27/11/2025
Scale: 1:500
Tile No: **Tile No: 1**

CAUTION - HIGH
VOLTAGE

LEGEND

-  Substation
-  Cable Marker
-  Pit
-  Pole
-  Pillar
-  LV Cable (up to 1kV)
-  HV Cable (1kV - <33kV)
-  HV Cable (33kV and over)
-  Pit Boundary
-  Planned Work Area

AS5488 Category "D" Plan



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BYDA

Sequence: 264908186
Date: 27/11/2025

Scale: 1:500
Tile No: **Tile No: 2**

**CAUTION - HIGH
VOLTAGE**

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.



BYDA

Sequence: 264908186
Date: 27/11/2025
Scale: 1:500
Tile No: **Tile No: 3**

**CAUTION - HIGH
VOLTAGE**

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGEX BYDA map, then ENERGEX shall be contacted immediately.

For Emergency Situations
Please Call 13 19 62



BYDA

Sequence: 264908186
Date: 27/11/2025
Scale: 1:500
Tile No: **Tile No: 4**

CAUTION - HIGH VOLTAGE

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV – <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category “D” Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.



BYDA

Sequence: 264908186
Date: 27/11/2025
Scale: 1:500
Tile No: **Tile No: 5**

CAUTION - HIGH VOLTAGE

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



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BYDA

Sequence: 264908186
Date: 27/11/2025
Scale: 1:500
Tile No: **Tile No: 6**

CAUTION - HIGH VOLTAGE

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



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BYDA

Sequence: 264908186
Date: 27/11/2025
Scale: 1:500
Tile No: **Tile No: 7**

**CAUTION - HIGH
VOLTAGE**

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



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BYDA

Sequence: 264908186
Date: 27/11/2025
Scale: 1:500
Tile No: **Tile No: 8**

**CAUTION - HIGH
VOLTAGE**

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV – <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



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BYDA

Sequence: 264908186
Date: 27/11/2025
Scale: 1:500
Tile No: **Tile No: 9**

CAUTION - HIGH
VOLTAGE

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV – <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category “D” Plan



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All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGEX BYDA map, then ENERGEX shall be contacted immediately.

For Emergency Situations
Please Call 13 19 62



BYDA

Sequence: 264908186
Date: 27/11/2025

Scale: 1:500
Tile No: **Tile No: 10**

**CAUTION - HIGH
VOLTAGE**

LEGEND

-  Substation
-  Cable Marker
-  Pit
-  Pole
-  Pillar
-  LV Cable (up to 1kV)
-  HV Cable (1kV - <33kV)
-  HV Cable (33kV and over)
-  Pit Boundary
-  Planned Work Area

AS5488 Category "D" Plan



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BYDA

Sequence: 264908186
Date: 27/11/2025

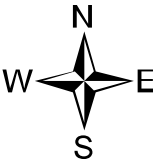
Scale: 1:500
Tile No: **Tile No: 11**

CAUTION - HIGH
VOLTAGE

LEGEND

-  Substation
-  Cable Marker
-  Pit
-  Pole
-  Pillar
-  LV Cable (up to 1kV)
-  HV Cable (1kV - <33kV)
-  HV Cable (33kV and over)
-  Pit Boundary
-  Planned Work Area

AS5488 Category "D" Plan



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BYDA

Sequence: 264908186
Date: 27/11/2025
Scale: 1:500
Tile No: **Tile No: 12**

**CAUTION - HIGH
VOLTAGE**

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



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BYDA

Sequence: 264908186
Date: 27/11/2025

Scale: 1:500
Tile No: **Tile No: 13**

CAUTION - HIGH
VOLTAGE

LEGEND

-  Substation
-  Cable Marker
-  Pit
-  Pole
-  Pillar
-  LV Cable (up to 1kV)
-  HV Cable (1kV – <33kV)
-  HV Cable (33kV and over)
-  Pit Boundary
-  Planned Work Area

AS5488 Category “D” Plan



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For Emergency Situations
Please Call 13 19 62



BYDA

Sequence: 264908186
Date: 27/11/2025

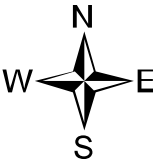
Scale: 1:500
Tile No: **Tile No: 14**

CAUTION - HIGH
VOLTAGE

LEGEND

-  Substation
-  Cable Marker
-  Pit
-  Pole
-  Pillar
-  LV Cable (up to 1kV)
-  HV Cable (1kV - <33kV)
-  HV Cable (33kV and over)
-  Pit Boundary
-  Planned Work Area

AS5488 Category "D" Plan



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BYDA

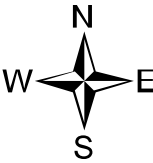
Sequence: 264908186
Date: 27/11/2025
Scale: 1:500
Tile No: **Tile No: 15**

**CAUTION - HIGH
VOLTAGE**

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



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BYDA

Sequence: 264908186
Date: 27/11/2025
Scale: 1:500
Tile No: **Tile No: 16**

**CAUTION - HIGH
VOLTAGE**

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



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BYDA

Sequence: 264908186
Date: 27/11/2025
Scale: 1:500
Tile No: **Tile No: 17**

CAUTION - HIGH
VOLTAGE

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



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For Emergency Situations
Please Call 13 19 62



BYDA

Sequence: 264908186
Date: 27/11/2025
Scale: 1:500
Tile No: **Tile No: 18**

**CAUTION - HIGH
VOLTAGE**

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



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BYDA

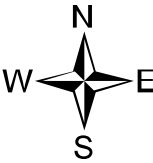
Sequence: 264908186
Date: 27/11/2025
Scale: 1:500
Tile No: **Tile No: 19**

CAUTION - HIGH
VOLTAGE

LEGEND

-  Substation
-  Cable Marker
-  Pit
-  Pole
-  Pillar
-  LV Cable (up to 1kV)
-  HV Cable (1kV - <33kV)
-  HV Cable (33kV and over)
-  Pit Boundary
-  Planned Work Area

AS5488 Category "D" Plan



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BYDA

Sequence: 264908186
Date: 27/11/2025
Scale: 1:500
Tile No: **Tile No: 20**

**CAUTION - HIGH
VOLTAGE**

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



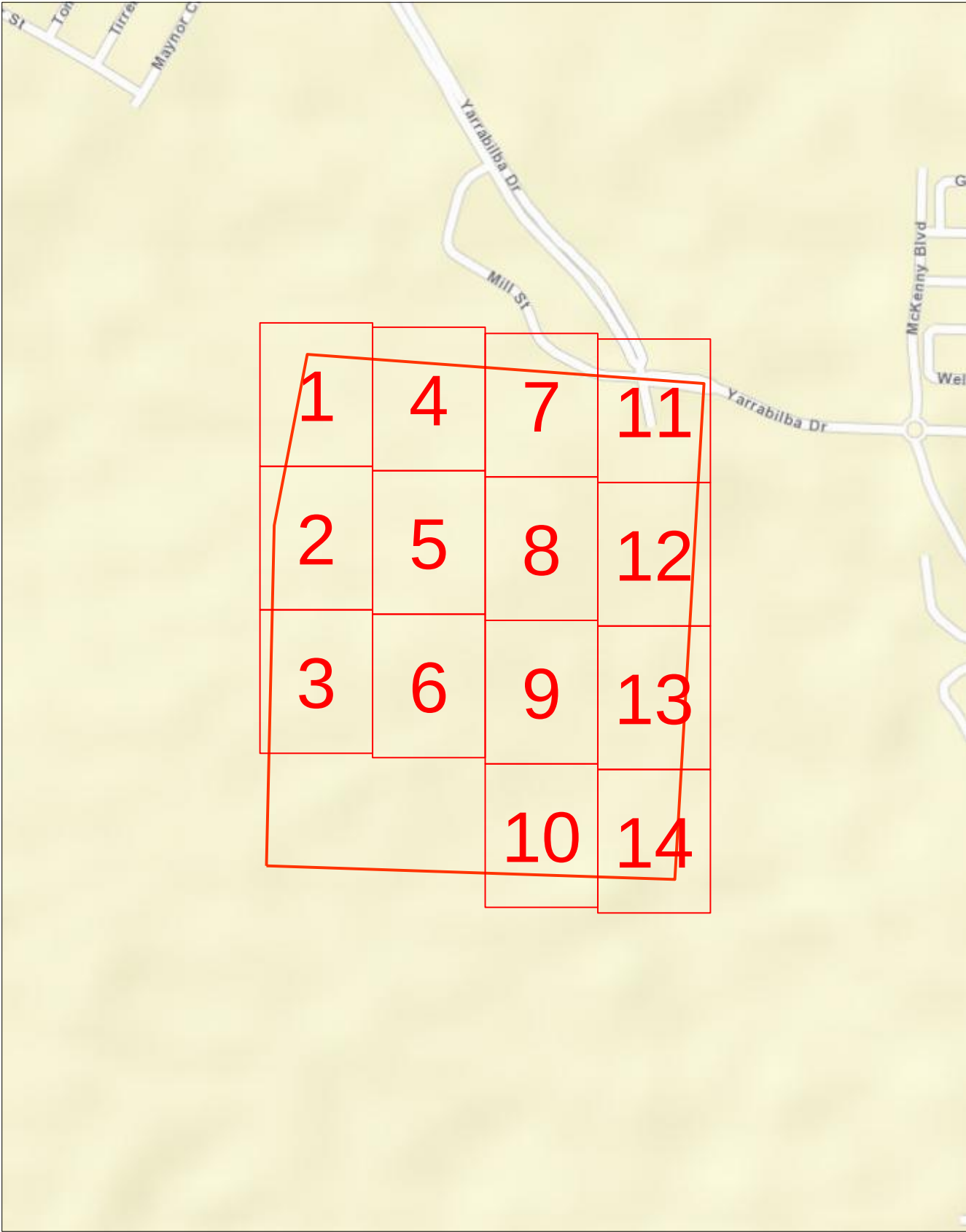
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Appendix E. Gas BYDA Plans

Site Lot 7003 Yarrabilba Drive
Address: Yarrabilba
QLD 4207

Sequence 264908187
Number:



Scale 1: 6000

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
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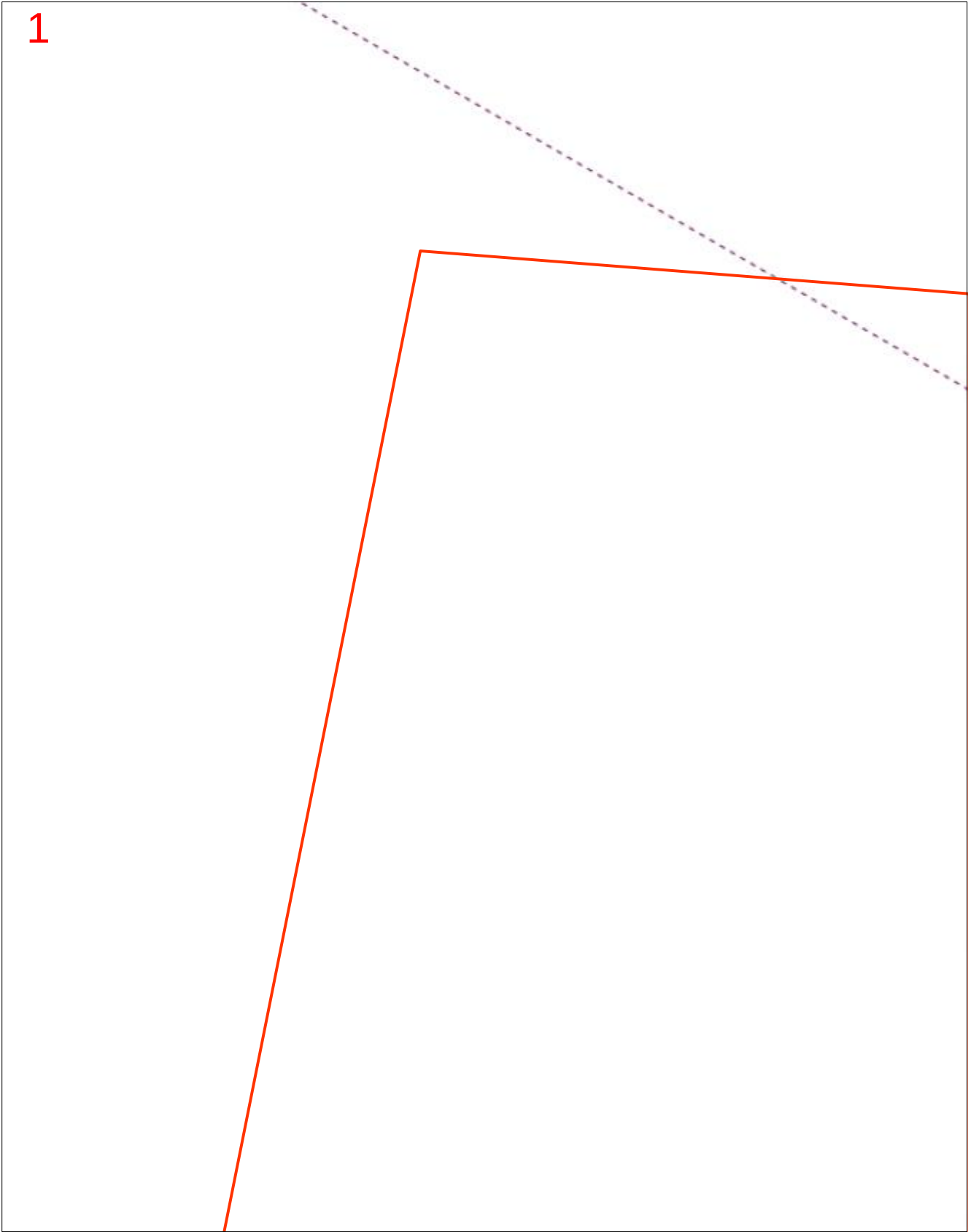


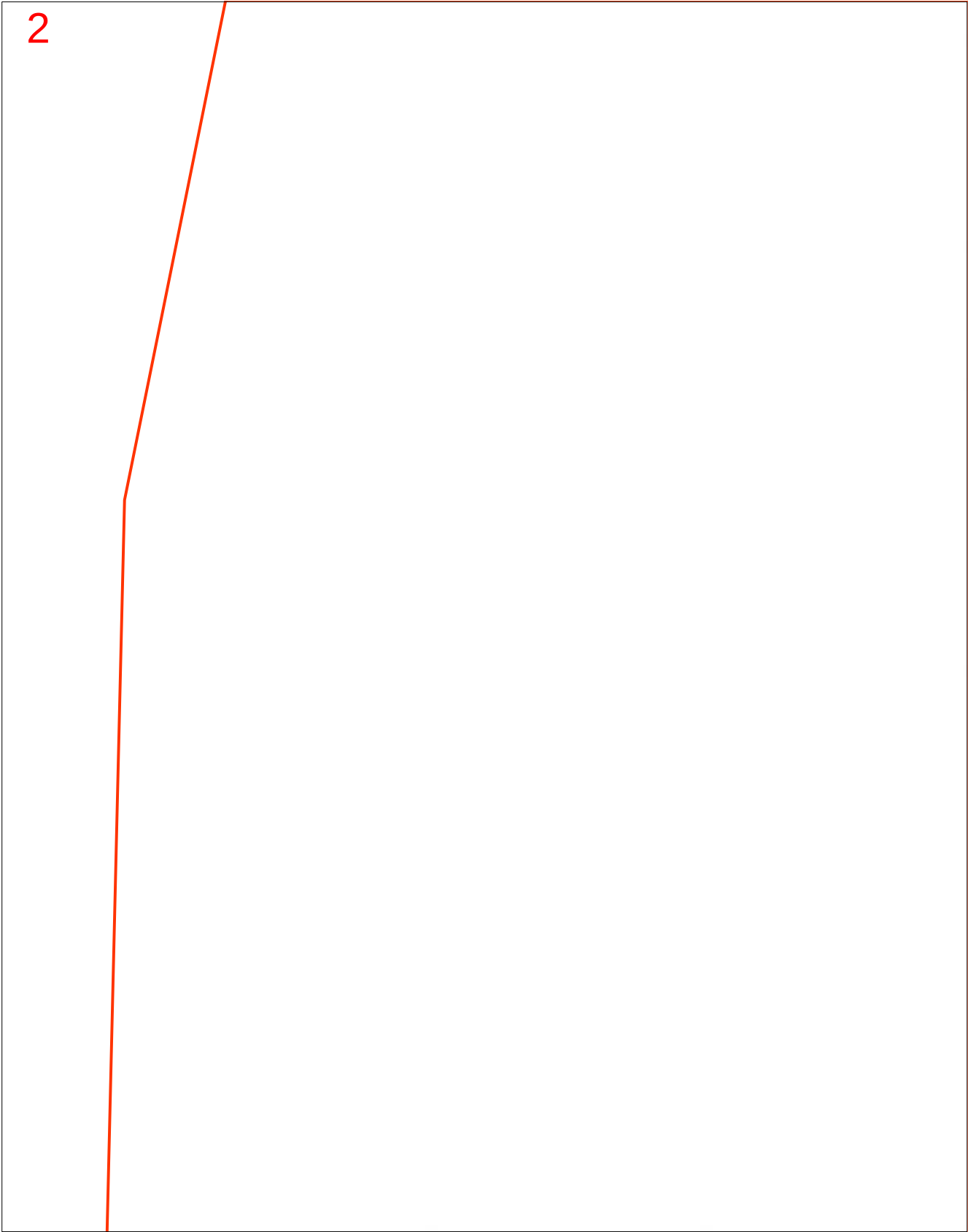
Enquiry Area



Map Key Area







Scale 1: 700

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
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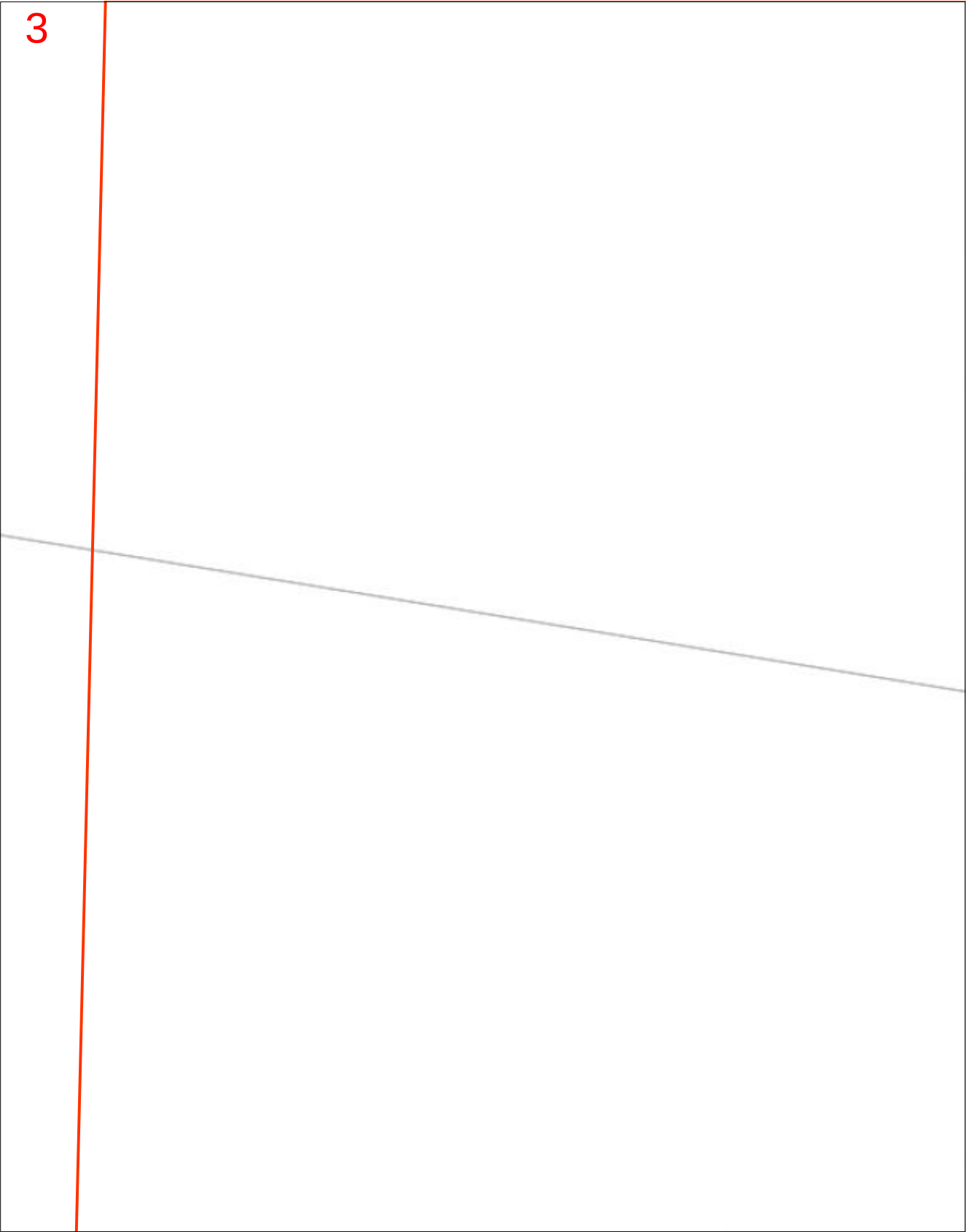


Enquiry Area



Map Key Area





Scale 1: 700

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
© OpenStreetMap contributors, and the GIS User Community

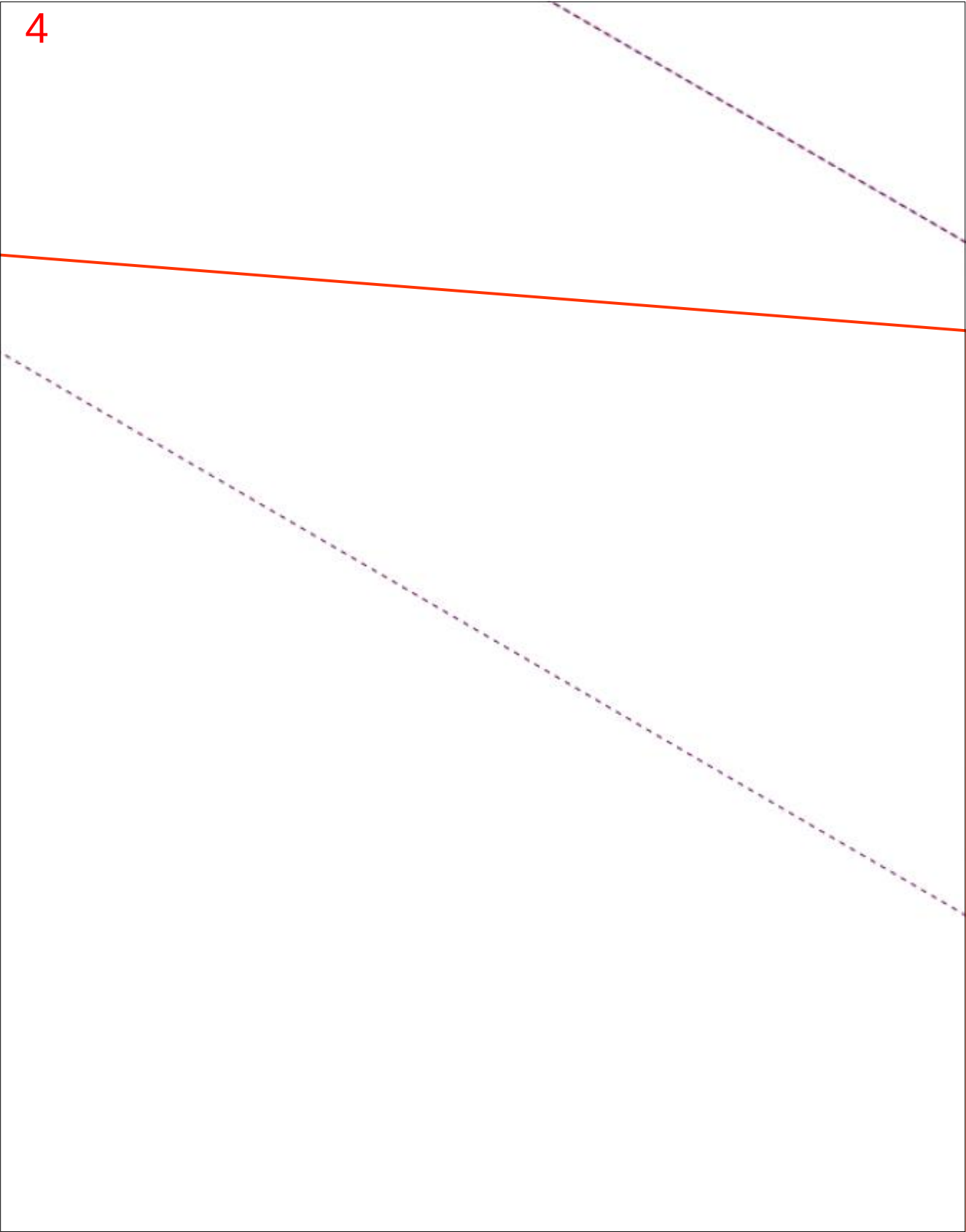


Enquiry Area



Map Key Area





Scale 1: 700

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
© OpenStreetMap contributors, and the GIS User Community

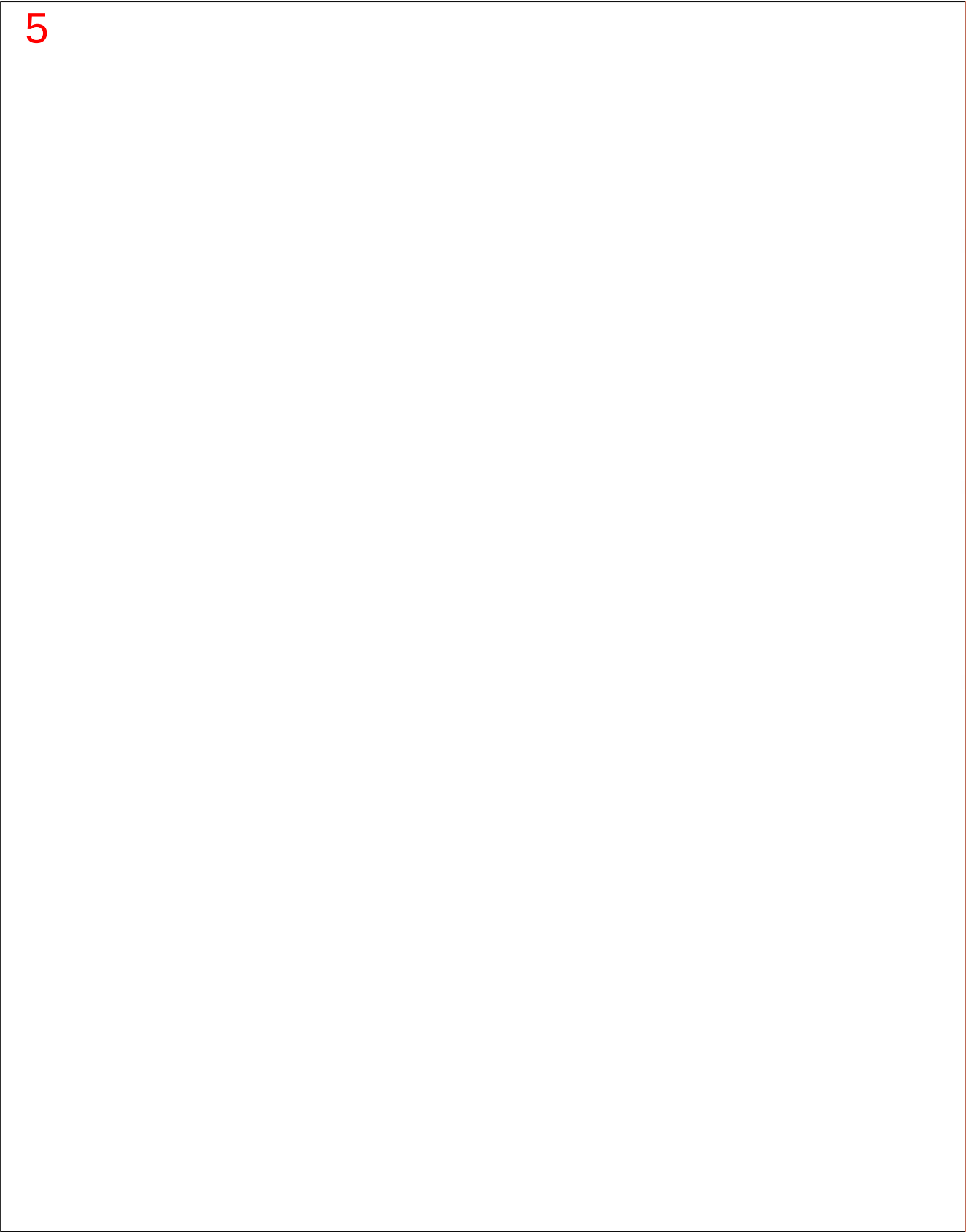


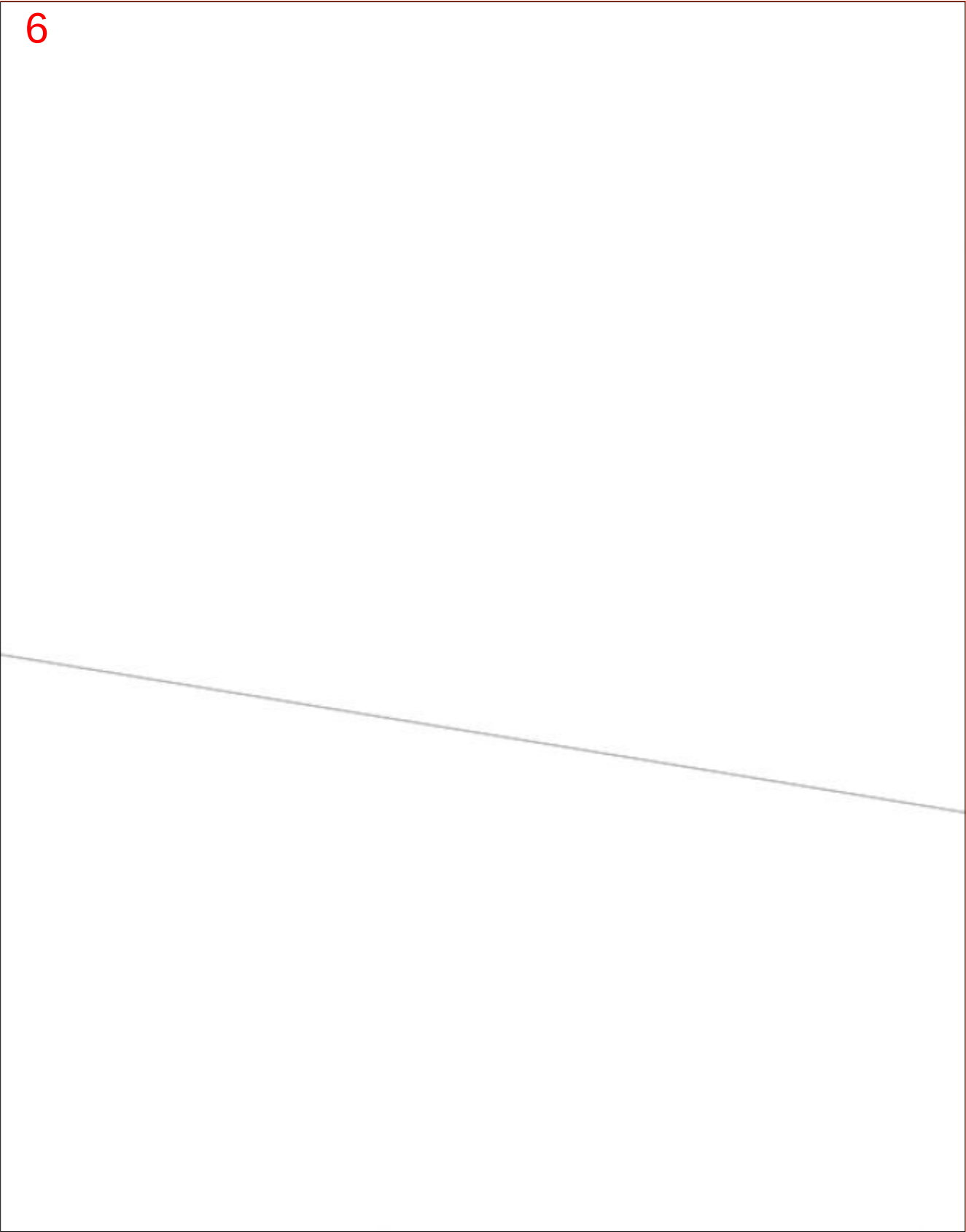
Enquiry Area



Map Key Area







Scale 1: 700

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
© OpenStreetMap contributors, and the GIS User Community

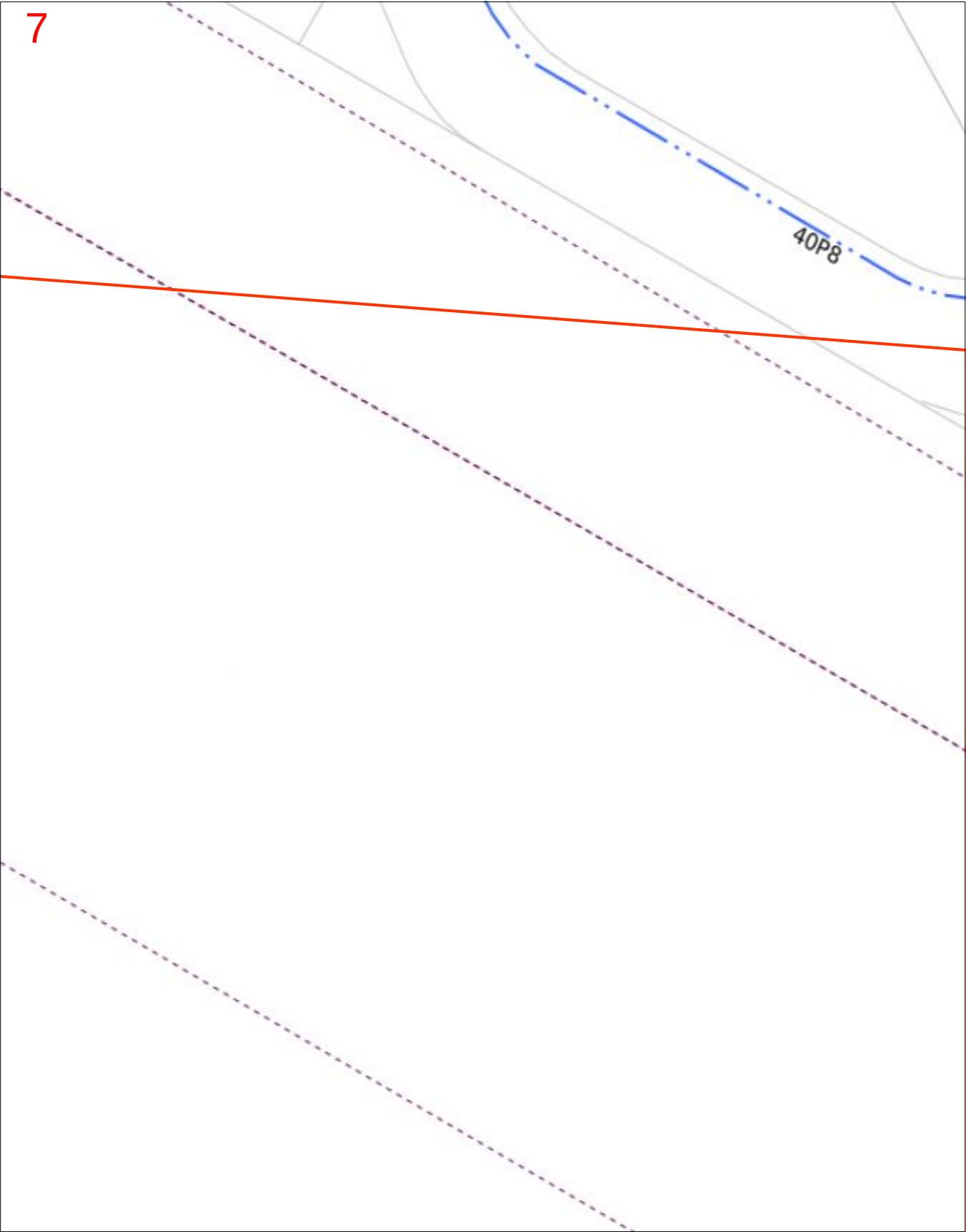


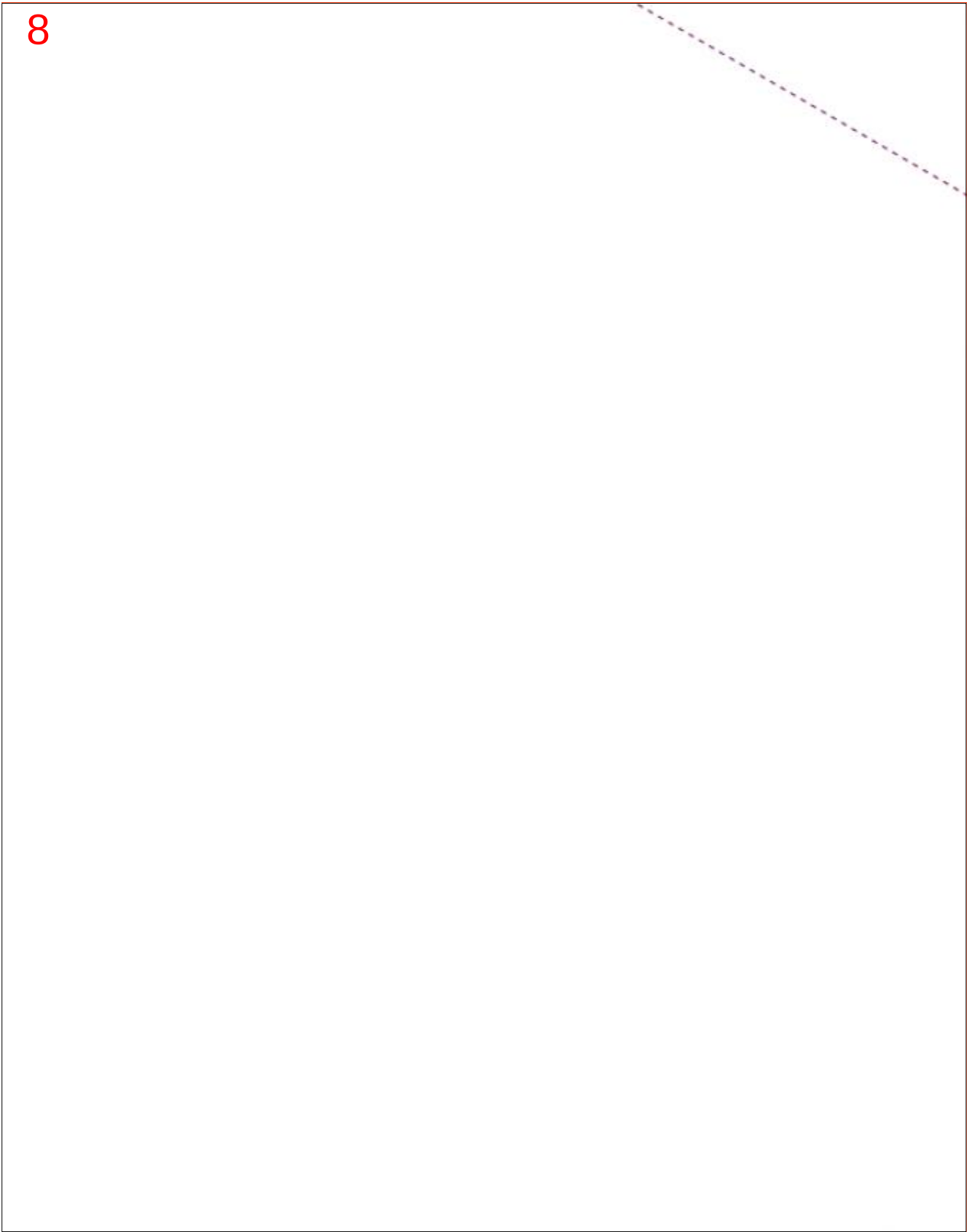
Enquiry Area



Map Key Area







Scale 1: 700

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
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Enquiry Area



Map Key Area





Scale 1: 700

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
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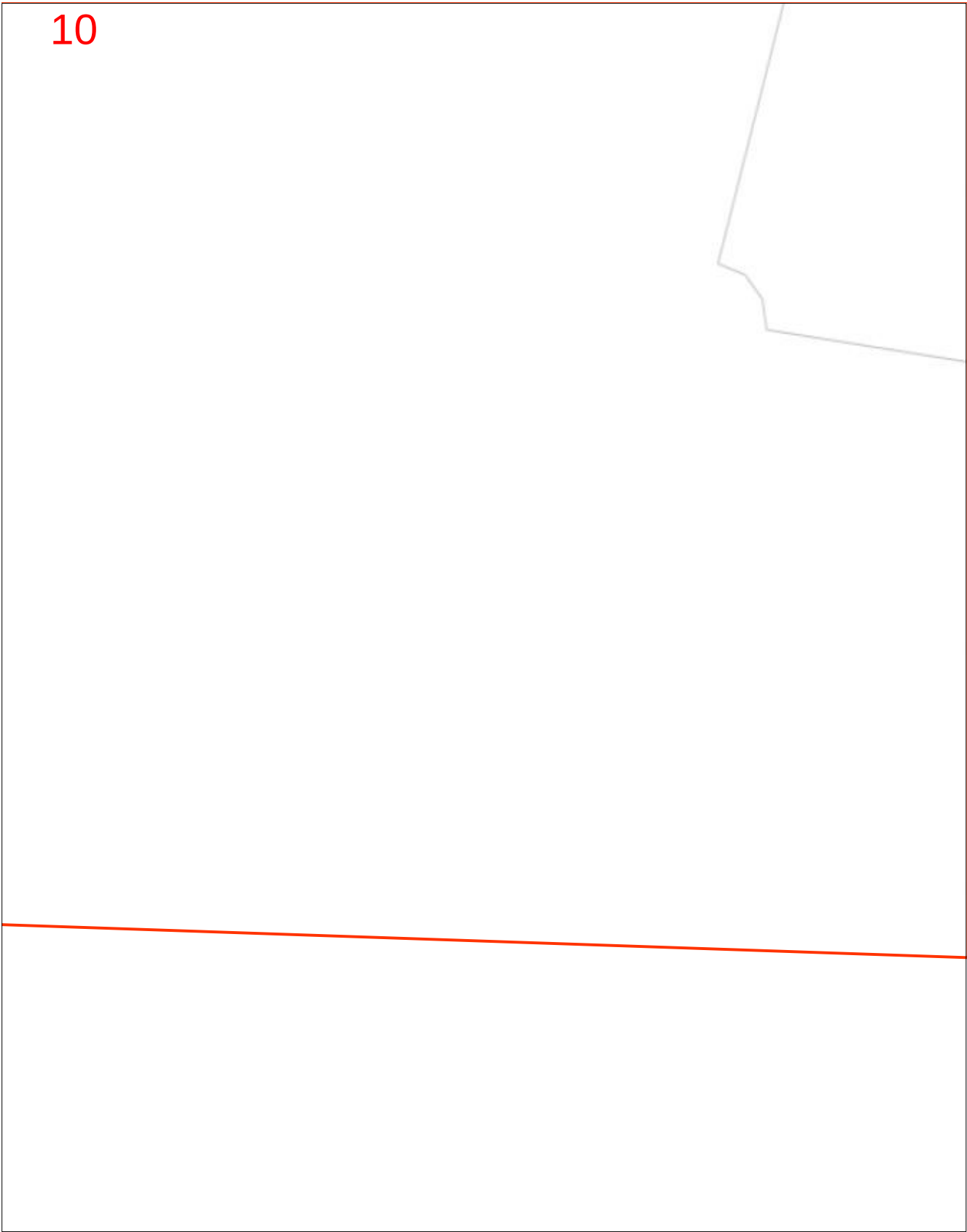


Enquiry Area



Map Key Area





Scale 1: 700

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
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Enquiry Area

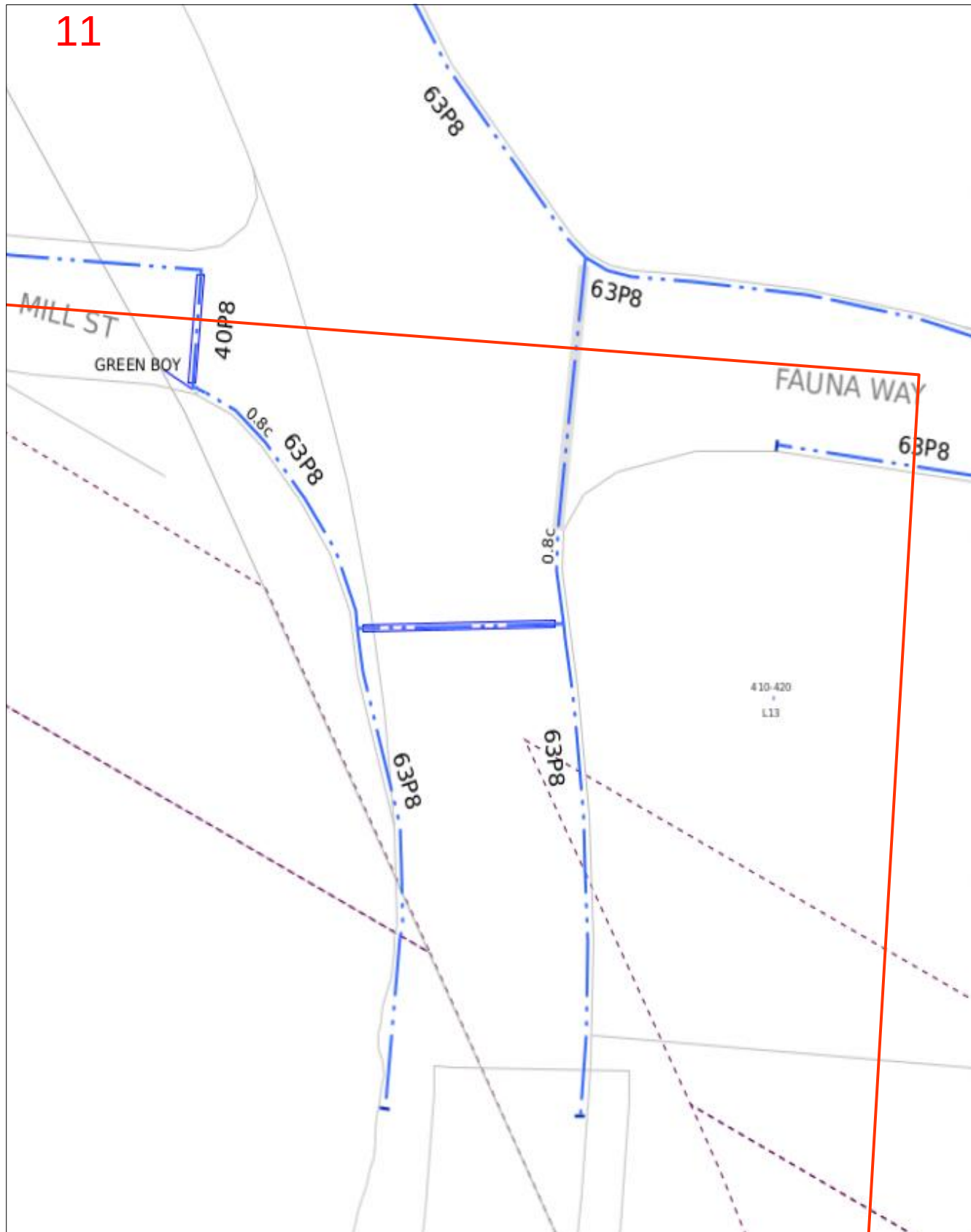


Map Key Area



Site Lot 7003 Yarrabilba Drive
Address: Yarrabilba
QLD 4207

Sequence 264908187
Number:



Scale 1: 700

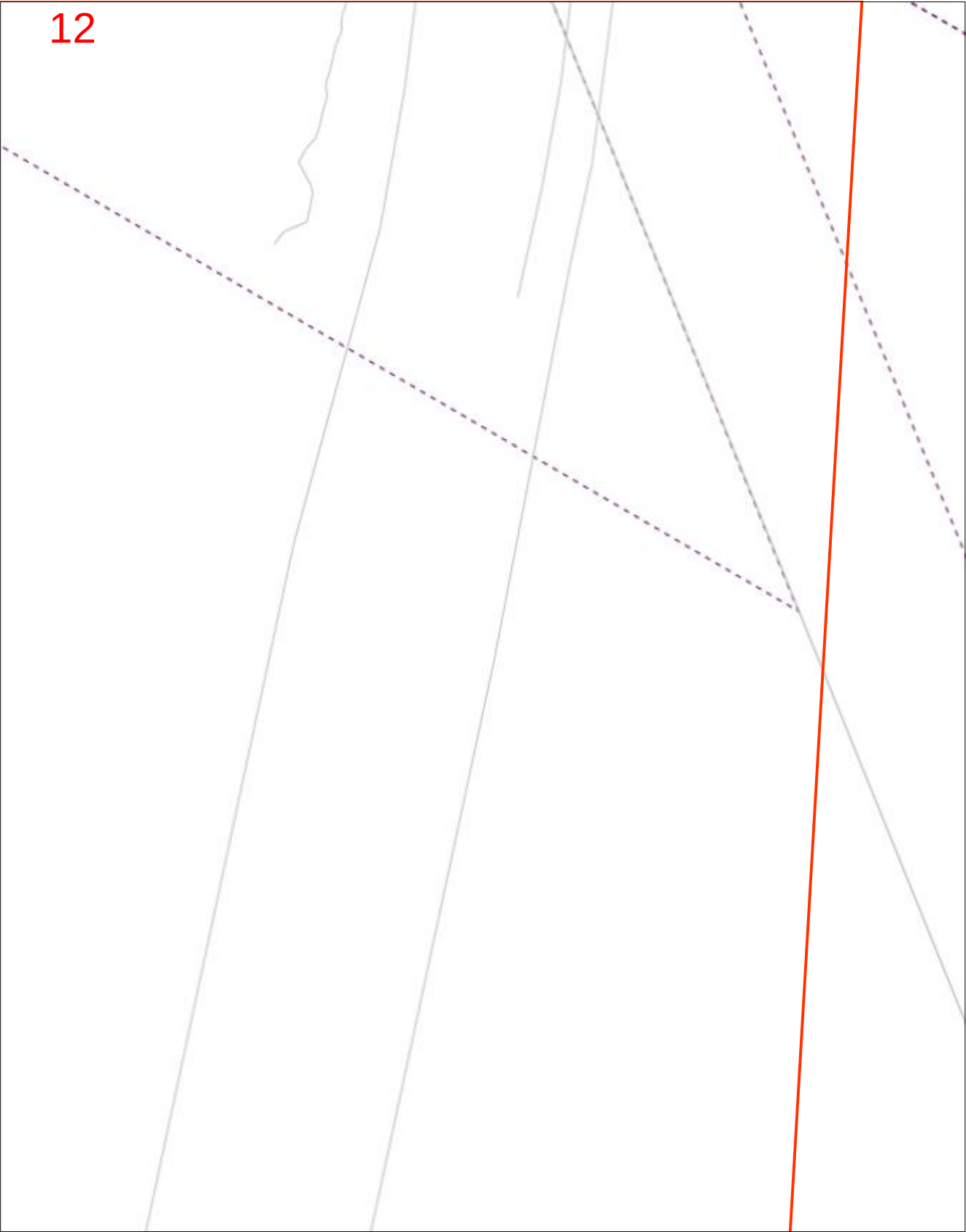
Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
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Enquiry Area

Map Key Area





Scale 1: 700

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
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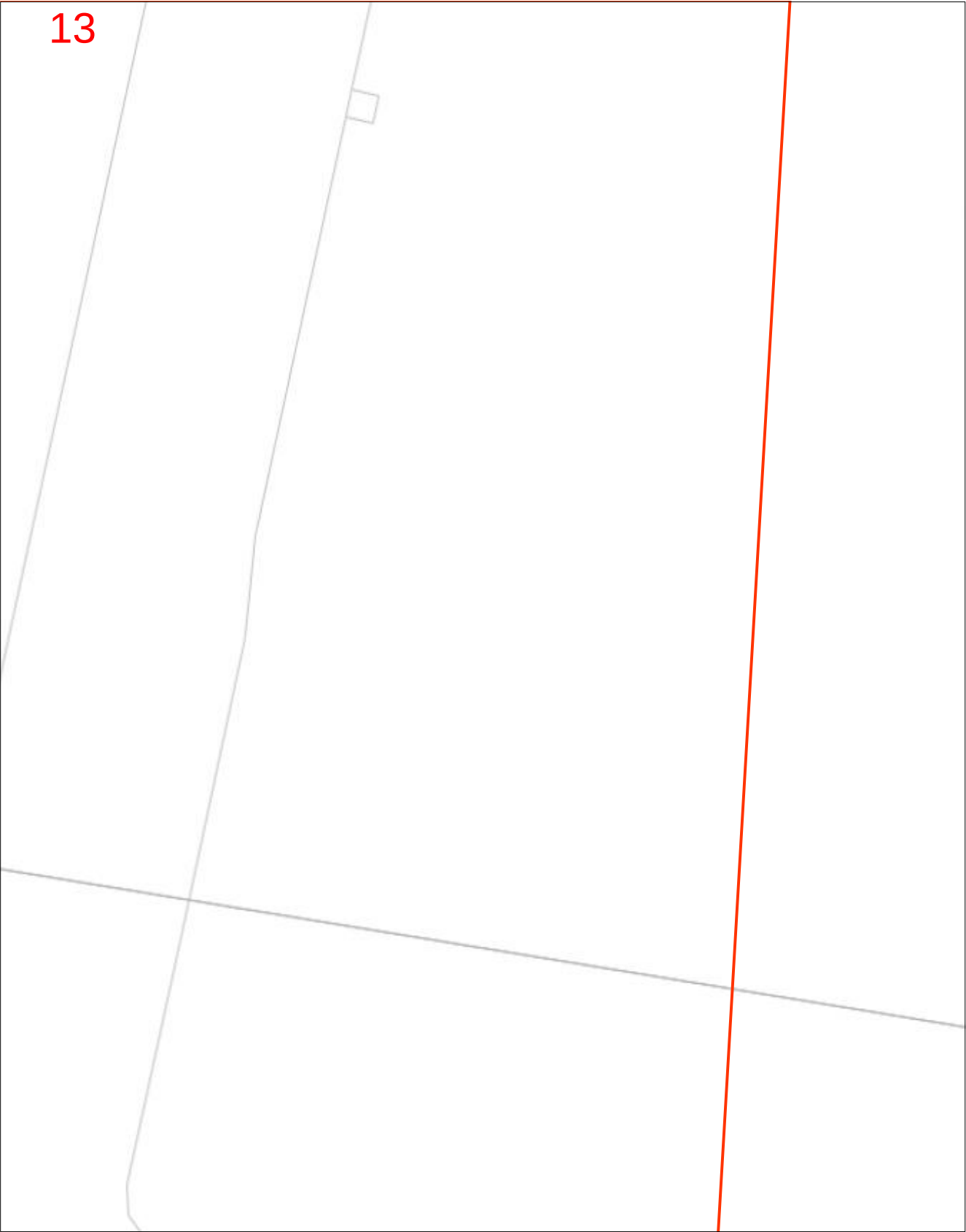


Enquiry Area



Map Key Area





Scale 1: 700

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Enquiry Area



Map Key Area





Scale 1: 700

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Enquiry Area



Map Key Area

